

## Welcome to Mississauga Data

This report and other related documents can be found at [www.mississauga.ca/data](http://www.mississauga.ca/data).



Mississauga Data is the official City of Mississauga website that contains urban planning related reports, newsletters, brochures and data. The Information Planning Research Unit manages statistical data including: population, demographics, census, development monitoring/activity, growth forecasts, housing, employment, office, land use, vacant employment lands, and the environment.

Visit our Publications and Open Data Catalogue to find our complete inventory of our freely available information products.

Working on a research project? Contact us below for the latest statistics.

Phone: (905) 615-3200 ext. 5556

Email: [eplanbuild.info@mississauga.ca](mailto:eplanbuild.info@mississauga.ca)

RSS: <http://feeds.feedburner.com/MississaugaData>

Twitter: [www.twitter.com/mississaugadata](http://www.twitter.com/mississaugadata)

Website: [www.mississauga.ca/data](http://www.mississauga.ca/data)



2008 EMPLOYMENT PROFILE

# 2008 employment profile



# Employment Profile 2008

**City of Mississauga  
Planning & Building Department  
December 2008**

The information presented in this report is based on the 2008 Employment Survey. The survey was a collaborative effort by the Planning and Building Department and the Economic Development Office.

Figures in this report have been rounded. Calculations (e.g., summations and percentages) have been performed on unrounded data.

## **TABLE OF CONTENTS**

|            |  |           |
|------------|--|-----------|
| <b>1.0</b> | <b>INTRODUCTION .....</b>                                  | <b>1</b>  |
| 1.1        | Background .....   | 1         |
| 1.2        | Methodology .....  | 2         |
| <b>2.0</b> | <b>EMPLOYMENT DATA - 2008 .....</b>                        | <b>3</b>  |
| 2.1        | Total Employment.....                                      | 3         |
| 2.1.1      | Employment by Planning District .....                      | 4         |
| 2.1.2      | Full-time and Part-time Employment .....                   | 5         |
| 2.2        | Businesses and Vacancies.....                              | 7         |
| 2.2.1      | Businesses and Vacancies by Planning District.....         | 7         |
| 2.3        | Businesses by Business Size .....                          | 12        |
| 2.4        | Businesses and Employment by Business Classification ..... | 18        |
| 2.5        | Employment Density.....                                    | 28        |
| <b>3.0</b> | <b>TRENDS IN EMPLOYMENT AND BUSINESS GROWTH .....</b>      | <b>32</b> |
| 3.1        | Employment and Business Trends to 2008 .....               | 32        |
| 3.2        | Businesses by Planning District .....                      | 34        |
| <b>4.0</b> | <b>KEY FINDINGS.....</b>                                   | <b>36</b> |

**Appendix A: Planning Districts**

**Appendix B: Employment Adjustment Factors**

**Appendix C: Businesses with 300+ Employees**

**Appendix D: NAICS Descriptions**

**Appendix E: Traffic Zones**

**Appendix F: Employment Density Calculations**



### **List of Tables**

|    |   |    |
|----|---|----|
| 1. | Population, Total Employment and Resident Labour Force, 2008 .....      | 4  |
| 2. | Businesses and Vacancies by Planning District, 2008 .....               | 8  |
| 3. | Number of Businesses by Business Size and Planning District, 2008 ..... | 13 |
| 4. | Number of Employees by Business Size and Planning District, 2008 .....  | 14 |
| 5. | Businesses and Employment by Business Classification, 2008 .....        | 19 |
| 6. | Businesses by Planning District, 2004-2008 .....                        | 35 |

### **List of Figures**

|     |   |    |
|-----|---|----|
| 1.  | Employment by Planning District, 2008 .....             | 6  |
| 2a. | Businesses by Planning District, 2008 .....             | 9  |
| 2b. | Vacancies by Planning District, 2008 .....              | 10 |
| 3a. | Number of Businesses by Business Size, 2008 .....       | 15 |
| 3b. | Percentage of Businesses by Business Size, 2008 .....   | 15 |
| 3c. | Number of Employees by Business Size, 2008 .....        | 16 |
| 3d. | Percentage of Employees by Business Size, 2008 .....    | 16 |
| 4a. | Businesses by Business Classification, 2008 .....       | 20 |
| 4b. | Employment by Business Classification, 2008 .....       | 20 |
| 5.  | Business Classification by Business Size, 2008 .....    | 21 |
| 6.  | Employment and Population Trends, 1976/77 to 2008 ..... | 33 |

### **List of Maps**

|    |  |    |
|----|--|----|
| 1. | Vacancies .....  | 11 |
| 2. | Location of Businesses with 300+ Employees .....                             | 17 |
| 3. | Location of Retail Trade Businesses .....                                    | 23 |
| 4. | Location of Wholesale Trade Businesses .....                                 | 24 |
| 5. | Location of Manufacturing Businesses .....                                   | 25 |
| 6. | Location of Professional, Scientific and Technical Services Businesses ..... | 26 |
| 7. | Location of Transportation and Warehousing Businesses .....                  | 27 |
| 8. | Gross Employment Density by Traffic Zone .....                               | 30 |
| 9. | Net Employment Density by Traffic Zone .....                                 | 31 |

## **1.0 INTRODUCTION**

This report presents a profile of employment and business activities in the City of Mississauga in 2008. The City acknowledges the importance of a strong employment base by incorporating objectives regarding employment in both its Strategic Plan and Mississauga Plan.

One of the Strategic Plan visions is that *“Mississauga will be a distinct major Canadian City.”* Objectives relating to this statement include, *“to develop a regional employment centre in excess of 500,000 jobs”* and *“to provide a variety of opportunities in housing, employment, recreation, cultural and social amenities.”* In addition, the Strategic Plan states that *“Mississauga will have a dynamic and diverse economic base.”* Objectives related to this goal include *“. . . assist(ing) local business to grow and prosper”* and *“attract(ing) new businesses that offer good growth prospects and provide high-quality jobs.”*

Employment is also a principal theme of Mississauga Plan. Mississauga Plan states that the City will have a strong economic base having a diversity of business activities, capability for growth and a wide range of employment activities. Mississauga Plan Goal 2.3, *“Population and Employment”* states, *“Mississauga will encourage a range of employment opportunities...”* Objectives relating to this goal state that the City, *“continue to be a net importer of labour.”*

Monitoring of strategic and planning policies is undertaken to ensure the objectives outlined in these policies are being met. The Employment Survey and Employment Profile are part of the monitoring activities and contribute to the assessment of how the goals in the Strategic Plan and Mississauga Plan are being implemented.

Collection of employment information is an important data resource. In addition to monitoring strategic and planning policies, the data are used in forecasting and planning for future needs and services, attracting businesses to the City, retention programs for existing businesses and development of future financial and economic strategies.

### **1.1 Background**

Annual monitoring of employment trends is a challenging endeavour and methodologies have changed to address issues that have emerged at various times. The present employment survey method was initiated in 1999. The 1999 review of employment in the City concentrated on developing a complete inventory of businesses from the variety of databases used in the past as well as field checking the existing data set. The 1999 employment survey focussed on information relating to businesses. In subsequent years, information relating to businesses was verified and kept current and an emphasis was placed on adding and updating employment data. The data that is collected includes complete business name and address, contact person and phone number, web and email address, number of full-time and part-time employees, description of the business, parent company and years in Mississauga. The employment survey does not collect data for home-based businesses.

Employment information is stored in the Mississauga Employment Database (MED). This database, shared by both the Planning and Building Department and Economic Development Office, is maintained and updated on an on-going basis.

Other sources of employment information for the City of Mississauga includes data from the Canadian Business Patterns (CBP), produced by Statistics Canada, the 2006 Census of Canada, the Labour Force Survey by Statistics Canada for June 2008, and the 2008 Growth Forecasts prepared by Hemson Consulting. Employment data from these sources are monitored and reviewed on a continuing basis.

## **1.2 Methodology**

The methodology for the 2008 Employment Survey included the compilation of a complete list of employment sites from the 2007 Mississauga Employment Database, new businesses from Building Permit Reports, and a comprehensive field survey to confirm the name and location of every business in the City. For businesses located within Residential Districts, a mail-out questionnaire was sent to selected businesses requesting further information on business operations and employment information; a follow-up telephone interview was attempted where there was no response to the mail-out questionnaire. For businesses located within Employment Districts, a telephone survey was conducted of selected businesses by the firm AJD Data Services and monitored by the Economic Development Office<sup>1</sup>.

A property-based approach is used to collect employment data. Employment information is recorded by location. Where a business has several locations, employment is recorded at each separate location. For businesses that have several buildings on a property, employment figures may be stored at one building address. The property-based approach allows an analysis of employment by Planning District (see Appendix A) and other geographic boundaries.

A concerted effort is made to collect data for businesses thought to have 100 or more employees, therefore, it was assumed that for the most part, the remaining businesses with no employment data are smaller establishments. To estimate total employment in the City of Mississauga, an adjustment factor is applied to those businesses with no employment. To better reflect the characteristics of the businesses located within each Planning District, the adjustment factor that is applied depends on whether the business is located in a Residential or Employment District. The Residential District adjustment factor is calculated using the average number of employees for businesses with less than 100 employees in all Residential Planning Districts. This overall adjustment factor is then applied to businesses with no employment data located in Residential Districts. The Employment District adjustment factor is unique to each Employment Planning District and is calculated based on the average number of employees for businesses with less than 100 employees within each Employment District. This unique adjustment factor is then applied to those businesses with no employment within each Employment Planning District. The Residential District adjustment factor and Employment District adjustment factors are outlined in Appendix B.

---

<sup>1</sup> A mailout or telephone survey was administered to businesses with 100 or more employees, if existing employment data was greater than 2 years old, if no employment data was recorded for the business or if the business was part of a sector selected to be profiled.

## **2.0 EMPLOYMENT DATA – 2008**

This section presents a profile of businesses and employment based on results from the 2008 Employment Survey, as well as a comparison to the Census definition of employment.

### **2.1 Total Employment**

Employment<sup>2</sup> in the City of Mississauga, based on the 2008 Employment Survey, was 401,285. Employment data for 18,750 businesses or 88% of the 21,380 operating businesses were obtained. When the employment figure of 401,285 is adjusted to more closely reflect the Census definition of employment to consider persons with multiple jobs and to include home-based businesses, the estimate of total employment is 427,165<sup>3</sup> (see Table 1). This is a difference of 5% from the June 2008 Growth Forecast projection of 450,100 employees in the City of Mississauga.

Table 1 on page four summarizes employment and population information. It shows that with a projected population of 728,000 and employment of 427,165, Mississauga has an employment ratio of .59. That is, for every 100 residents of the City, there were 59 local jobs. This table also includes data from the Labour Force Survey by Statistics Canada which shows that with a participating labour force of 401,050, Mississauga must import a net labour force of approximately 26,115 persons. When consideration is made for a portion of the participating labour force that is unemployed, about 7.2%, the imported labour force is approximately 55,000 employees. These figures indicate that the City is meeting the population and employment objective in Mississauga Plan regarding being a net importer of employment.

---

<sup>2</sup> Employment was estimated based on data contained in the Mississauga Employment Database, data from the 2008 Employment Survey, and estimates made for businesses for which employment data were not available (see Appendix B for the factors that were applied to these businesses). 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.

<sup>3</sup> The following modifications were made to the 2008 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 2008 (based on the 2006 Census) was added. Home-based businesses are assumed to be 4% of the resident labour force.

| Table 1: Population, Total Employment and Resident Labour Force, 2008* |         |
|--|---------|
| Employment from the 2008 Employment Survey                             | 401,285 |
| Census Adjustment <sup>a</sup>   | 25,880  |
| Total Employment <sup>b</sup>  | 427,165 |
| Total Population <sup>c</sup>  | 728,000 |
| Resident Labour Force <sup>d</sup>                                     | 581,230 |
| Participating Labour Force <sup>e</sup>                                | 401,050 |
| Employed Labour Force  | 372,175 |
| Unemployed Labour Force <sup>f</sup>                                   | 28,875  |
| Employment Ratio <sup>g</sup>  | .59     |
| Difference Between Total Employment and Participating Labour Force     | 26,115  |
| Labour Import <sup>h</sup>   | 55,000  |

\*numbers have been rounded

<sup>a</sup> This figure accounts for multiple part-time jobs and home-based businesses.

<sup>b</sup> This figure represents the 2008 Employment Survey total plus the Census adjustment.

<sup>c</sup> Population figure is the 2008 Growth Forecast projection for June 2008 including the census undercount.

<sup>d</sup> The Resident Labour Force is the population 15 years+ calculated from the 2008 Growth forecast projection for June 2008.

<sup>e</sup> Participating Labour Force is the Resident Labour Force multiplied by the participation rate of 69% from the Labour Force Survey by Statistics Canada for June 2008.

<sup>f</sup> Unemployed Labour Force is the Participating Labour Force multiplied by the unemployment rate 7.2% from the Labour Force Survey by Statistics Canada for June 2008.

<sup>g</sup> Employment Ratio is total employment divided by the total population.

<sup>h</sup> Labour Import refers to the total employment positions minus the employed labour force.

Analysis in subsequent sections is based on results from the 2008 Employment Survey and does not include modifications for the Census definition of employment.

### 2.1.1 Employment by Planning District

Figure 1 summarizes employment by Planning District. In this report, the Northeast and Gateway Planning Districts which are the two largest employment districts, have been subdivided into smaller geographical areas to provide a greater understanding of the businesses and employment characteristics within these districts and a better comparison to other Planning Districts.

Meadowvale Business Park and Northeast South represents just over 10% of total employment. This is followed by Gateway-South and Northeast-West each representing approximately 9% of employment positions. Together these four areas account for almost 40% of the City's employment opportunities.



### **2.1.2 Full-Time and Part-Time Employment<sup>4</sup>**

Full-time employment is 90% of total employment. Meadowvale Business Park leads the percentage of full time employment with 11%, followed by Northeast-South and Northeast-West each with approximately 10% and Gateway-South with 9% of total full-time employment.

Part-time employment represents 10% of total employment. For this report, one part-time employment position is considered half or .5 of one full-time employment position. City Centre has the largest proportion of part-time employment with 9%. Outside of City Centre, Central Erin Mills (8%), Northeast-South (7%), Cooksville (7%), and Gateway-South (6%) also have significant concentrations of part-time positions.

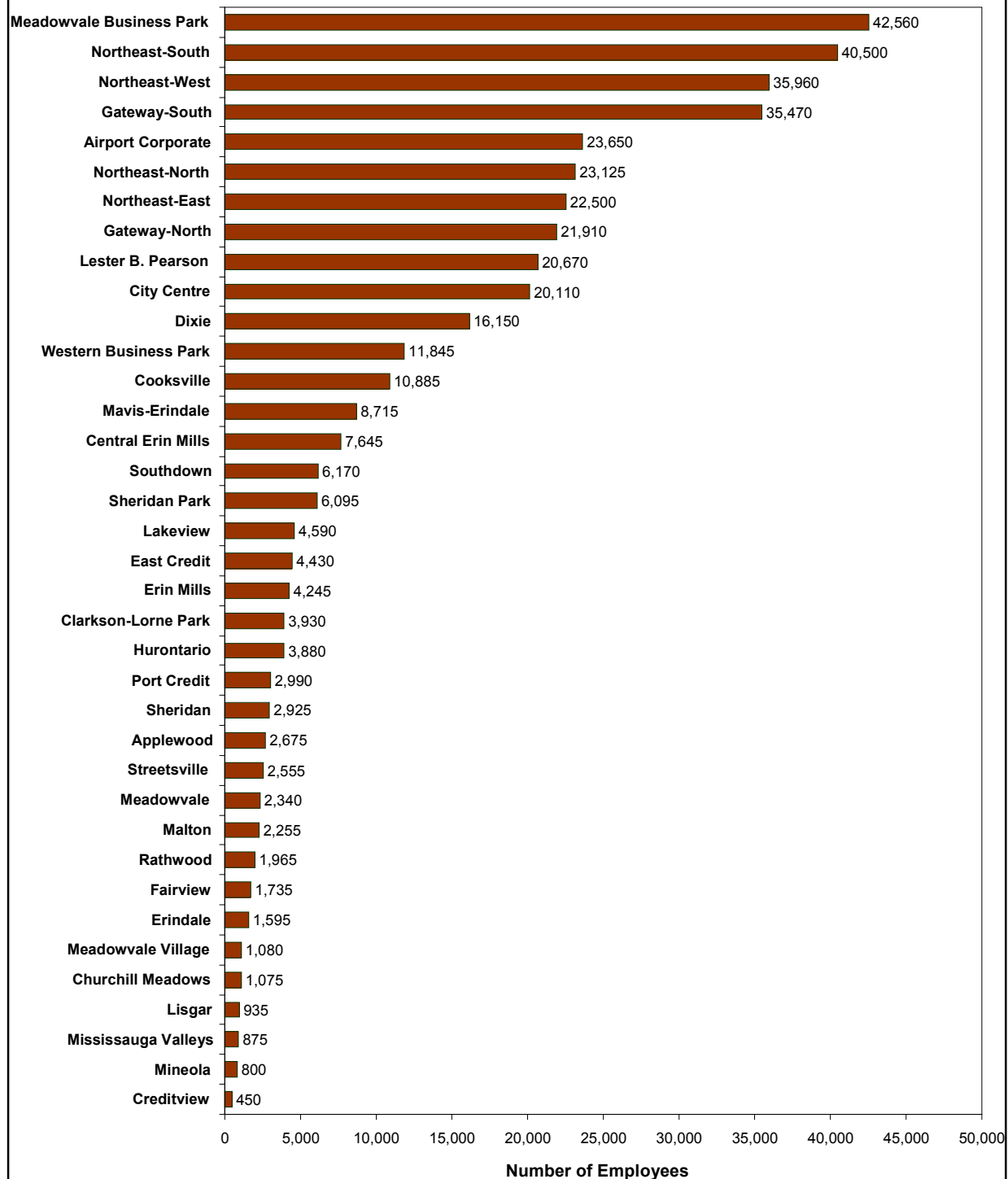
The proportion of full-time positions within Planning Districts ranges from 61% in Central Erin Mills, 64% in Mississauga Valleys and 68% in Rathwood to 98% in Sheridan Park, 97% in Airport Corporate and in Northeast-East, 96% in Meadowvale Business Park and 95% in Northeast-West. Most Employment Districts, with the exception of Mavis-Erindale (88%), have 90% or greater of total employment represented by full-time positions. As expected, due to the large number of retail and service industry businesses, most Residential Districts have a higher proportion of total employment represented by part-time positions as compared to Employment Districts.

From 2007 to 2008, full-time employment for the City of Mississauga increased by approximately 4%. In the same time period, part-time employment decreased by 5%.

---

<sup>4</sup> Full-time and part-time employment figures are based on businesses where employment information is available.

Figure 1: Employment by Planning District, 2008



## **2.2 Businesses and Vacancies**

There were 21,380 businesses operating in Mississauga in 2008. In addition, the 2008 employment survey recorded 2,330 vacancies<sup>5</sup> for a total of 23,710 business sites. Ten percent of total City business sites were vacant.

### **2.2.1 Businesses and Vacancies by Planning District**

Table 2 and Figures 2a and 2b provide a summary of existing businesses and vacancies by Planning District. Map 1 shows the location of vacancies in the City.

Northeast-West has the largest concentration of businesses with 2,235 and Northeast-South with 2,110 each with 10% of the total number of businesses. This is followed by Northeast-North with 1,555 and Dixie with 1,515 each with 7% of total businesses.

The largest proportion of total City vacancies are found in districts that have the largest concentration of businesses. These are Northeast-West with 14% or 330 vacancies, Northeast-South with 9% (205 vacancies), Northeast-North with 8% (195 vacancies) and Dixie with 7% (165 vacancies) of total City vacancies.

With the exception of Northeast-West, these areas do not reflect the highest vacancies when vacancies are viewed as a percent of total business sites within each district. The highest vacancies as a percent of total business sites within the Planning District are Northeast-East and Mineola, each with a vacancy of 19%. Vacancies in Northeast-West, Gateway-North and Airport Corporate as a percentage of business sites are 13%. The majority of vacancies in Northeast-East and Airport Corporate occur within major office buildings while in Northeast-West and Gateway-North occur mostly within multi-unit industrial developments. For Mineola, vacancies occurred within multi-unit commercial and office developments.

From 2007 to 2008, vacancies in Mississauga Valleys, Sheridan and Streetsville increased. This increase is attributed to greater vacancies in office and multi-unit developments. A portion of the vacancies in Western Business Park are a result of new multi-unit industrial developments that were not fully occupied at the time of the employment survey.

---

<sup>5</sup> Vacancies refer to vacant buildings, vacant floors and vacant units within multiple unit developments. Some condominium industrial units are recorded as vacant buildings.

Table 2: Businesses and Vacancies\* by Planning District in 2008

| Planning District        | Total Business Sites | Businesses      |                 | Vacancies      |                     |  |
|--------------------------|----------------------|-----------------|-----------------|----------------|---------------------|--|
|                          |                      | # of Businesses | % of Businesses | # of Vacancies | % of City Vacancies | % of Vacancies in each Planning District |
| Northeast-West           | 2,565                | 2,235           | 10%             | 330            | 14%                 | 13%                                      |
| Northeast-South          | 2,315                | 2,110           | 10%             | 205            | 9%                  | 9%                                       |
| Northeast-North          | 1,750                | 1,555           | 7%              | 195            | 8%                  | 11%                                      |
| Dixie                    | 1,680                | 1,515           | 7%              | 165            | 7%                  | 10%                                      |
| Meadowvale Business Park | 1,390                | 1,260           | 6%              | 125            | 5%                  | 9%                                       |
| Gateway-South            | 1,250                | 1,130           | 5%              | 120            | 5%                  | 10%                                      |
| Cooksville               | 1,200                | 1,075           | 5%              | 120            | 5%                  | 10%                                      |
| Western Business Park    | 1,150                | 1,005           | 5%              | 145            | 6%                  | 13%                                      |
| City Centre              | 1,100                | 1,000           | 5%              | 100            | 4%                  | 9%                                       |
| Northeast-East           | 790                  | 640             | 3%              | 150            | 6%                  | 19%                                      |
| Gateway-North            | 685                  | 610             | 3%              | 75             | 3%                  | 11%                                      |
| Airport Corporate        | 660                  | 590             | 3%              | 70             | 3%                  | 10%                                      |
| Lakeview                 | 585                  | 510             | 2%              | 75             | 3%                  | 13%                                      |
| Port Credit              | 545                  | 500             | 2%              | 45             | 2%                  | 8%                                       |
| Mavis-Erindale           | 535                  | 490             | 2%              | 45             | 2%                  | 9%                                       |
| Central Erin Mills       | 495                  | 475             | 2%              | 20             | 1%                  | 4%                                       |
| Streetsville             | 475                  | 435             | 2%              | 40             | 2%                  | 9%                                       |
| Clarkson-Lorne Park      | 440                  | 415             | 2%              | 25             | 1%                  | 6%                                       |
| Applewood                | 425                  | 400             | 2%              | 25             | 1%                  | 6%                                       |
| Hurontario               | 410                  | 395             | 2%              | 15             | 1%                  | 4%                                       |
| Malton                   | 375                  | 340             | 2%              | 35             | 2%                  | 9%                                       |
| Lester B. Pearson        | 350                  | 340             | 2%              | 10             | 0.4%                | 3%                                       |
| East Credit              | 325                  | 310             | 1%              | 15             | 1%                  | 5%                                       |
| Southdown                | 295                  | 270             | 1%              | 30             | 1%                  | 10%                                      |
| Sheridan                 | 295                  | 265             | 1%              | 30             | 1%                  | 10%                                      |
| Rathwood                 | 265                  | 245             | 1%              | 25             | 1%                  | 9%                                       |
| Meadowvale               | 240                  | 225             | 1%              | 15             | 0.6%                | 5%                                       |
| Erin Mills               | 230                  | 215             | 1%              | 15             | 0.6%                | 6%                                       |
| Erindale                 | 180                  | 170             | 1%              | 15             | 0.6%                | 8%                                       |
| Fairview                 | 140                  | 130             | 1%              | 5              | 0.3%                | 5%                                       |
| Mineola                  | 120                  | 100             | 0.5%            | 25             | 1.0%                | 19%                                      |
| Mississauga Valleys      | 90                   | 80              | 0.4%            | 10             | 0.43%               | 11%                                      |
| Lisgar                   | 85                   | 80              | 0.4%            | 10             | 0.3%                | 9%                                       |
| Churchill Meadows        | 85                   | 85              | 0.3%            | 0              | 0.0%                | 0%                                       |
| Creditview               | 75                   | 75              | 0.3%            | 0              | 0.0%                | 0%                                       |
| Meadowvale Village       | 65                   | 60              | 0.3%            | 1              | 0.04%               | 2%                                       |
| Sheridan Park            | 60                   | 55              | 0.3%            | 5              | 0.2%                | 10%                                      |
| Total                    | 23,710               | 21,380          | 100%            | 2,330          | 100%                | 10%                                      |

\*Numbers may not add due to rounding. Vacancies refer to vacant buildings and to vacant units and vacant floors within multiple unit developments. Some condominium industrial units are recorded as vacant buildings.

Figure 2a: Businesses by Planning District, 2008

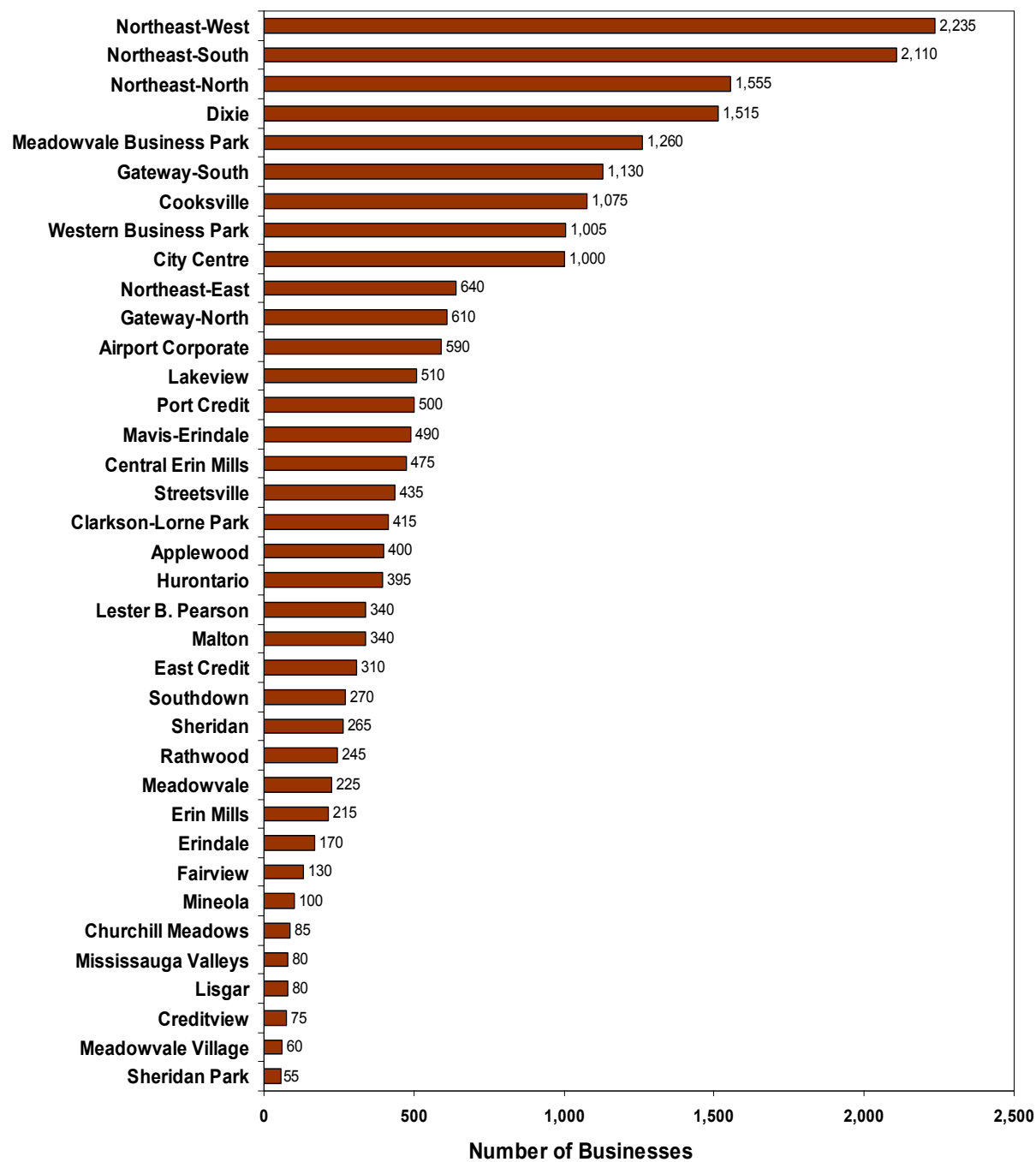
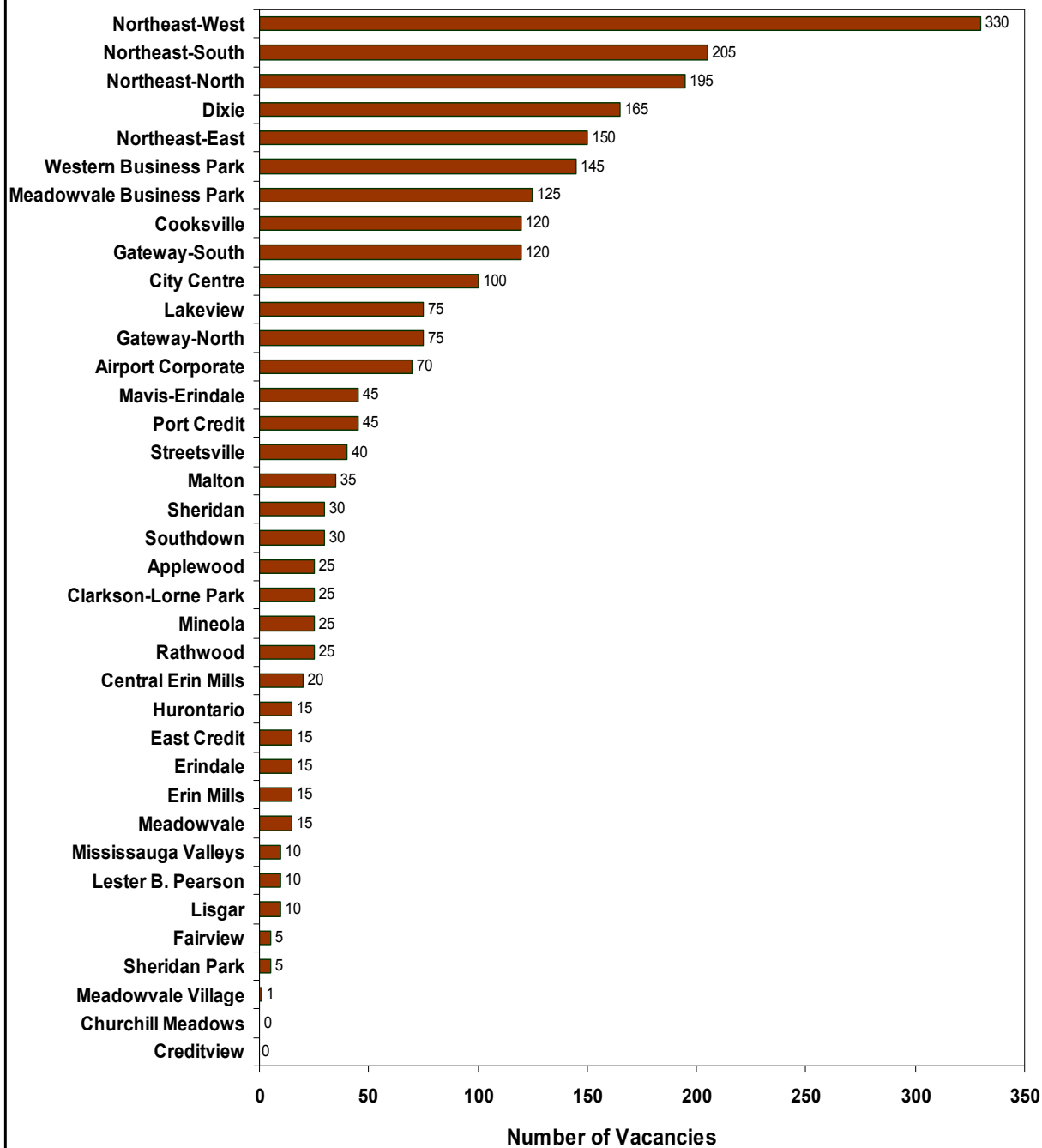
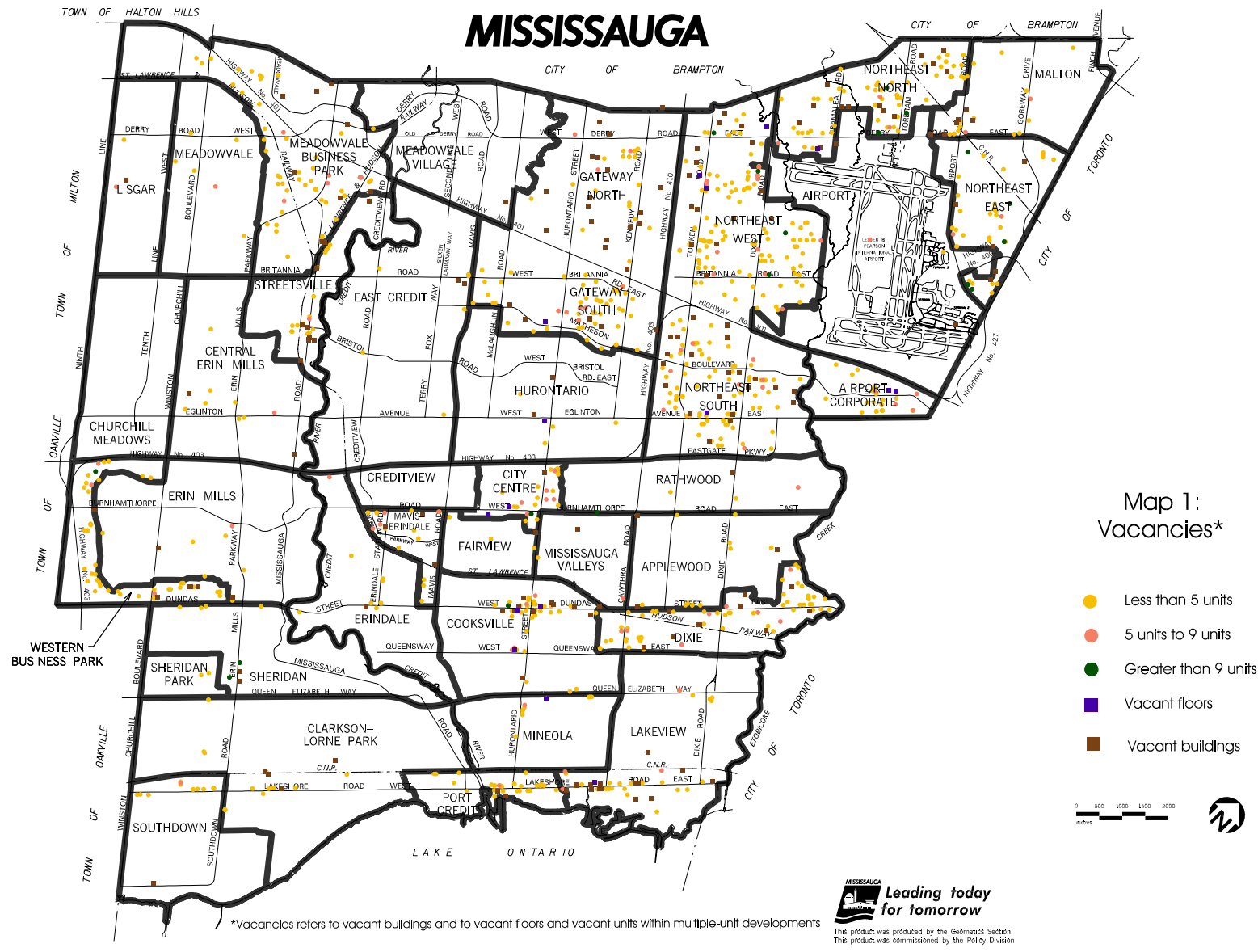




Figure 2b: Vacancies by Planning District, 2008



# MISSISSAUGA



\*Vacancies refers to vacant buildings and to vacant floors and vacant units within multiple-unit developments

March 2009

### **2.3 Businesses by Business Size**

The distribution of businesses by Planning District as well as the number and percent of employees for 2008 are shown in Tables 3 and 4 and illustrated in Figures 3a to 3d.

The City's business profile is dominated by small businesses. Forty-three 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 jobs or 21,945 employment positions. Seventy-two percent of the City's businesses are establishments of less than 20 employees but these represent only 19% of the total employment positions (See Tables 3 and 4).

The largest portion of the employment base in Mississauga is currently found in mid-sized firms between 20 and 299 employees. These businesses represent only 15% of total businesses but constitute 47% of the work force or 186,980 employment positions.

Table 3 summarizes the number of businesses by business size in each Planning District and Figures 3a and 3b illustrate these sizes for the City. It shows the dominance of firms with less than 5 employees, particularly in the Residential Districts.

Table 4 summarizes the number of employees by the business size in each Planning District and Figures 3c and 3d illustrate these sizes for the City. It is evident from this table that mid-sized firms with 20 to 299 employees represent the largest portion of the employment base, particularly in the Employment Districts. This is an expected result as mid-sized firms tend to be related to industrial/manufacturing type companies, which generally locate in Employment Districts.

Businesses with 300 or more employees represent less than 1% of the total number of businesses but constitute 28% of the employment base. They are generally concentrated in the Employment Districts and City Centre. There is a marked presence of these businesses in the northern Employment Districts along the Highway 401 corridor. A small number of very large businesses with a thousand or more employees make a significant contribution to the City's employment base. There are only 25 such businesses representing 0.1% of the total businesses in the City, yet they account for 54,020 jobs (13% of total jobs). These businesses include the two hospitals, the University of Toronto Mississauga, Air Canada, Greater Toronto Airport Authority, bio-medical firms, financial businesses, government and manufacturing among others. Map 2 illustrates the location of businesses with 300 or more employees and the range of employees per location. A listing of these businesses is provided in Appendix C.

Finally, it is noted that all Planning Districts have a representation of businesses with less than 300 employees. The number of businesses across the City with these ranges of employees would also provide for a range of employment opportunities. The distribution of businesses across the City addresses Mississauga's Strategic Plan objective to maintain a variety of employment opportunities.

Table 3: Number of Businesses by Employment Range and Planning District in 2008\*

| Planning District            | Business Size (based on number of employees) |              |              |              |            |            |             |             |             |              | Total         |
|------------------------------|--|--------------|--------------|--------------|------------|------------|-------------|-------------|-------------|--------------|---------------|
|                              | 0-4  | 5-9          | 10-19        | 20-49        | 50-99      | 100-299    | 300-499     | 500-999     | 1000+       | Unknown      |               |
| Northeast-West               | 845  | 365          | 285          | 260          | 75         | 50         | 10          | 2           | 0           | 340          | 2,235         |
| Northeast-South              | 815  | 380          | 280          | 180          | 65         | 35         | 5           | 1           | 5           | 340          | 2,110         |
| Northeast-North              | 585  | 265          | 200          | 150          | 50         | 30         | 3           | 0           | 1           | 270          | 1,555         |
| Dixie                        | 695  | 245          | 155          | 95           | 35         | 20         | 2           | 1           | 0           | 270          | 1,515         |
| Meadowvale Business Park     | 330  | 225          | 210          | 175          | 70         | 60         | 10          | 5           | 5           | 175          | 1,260         |
| Gateway-South                | 315  | 205          | 175          | 145          | 70         | 50         | 15          | 5           | 2           | 145          | 1,130         |
| Cooksville                   | 735  | 130          | 55           | 40           | 15         | 6          | 2           | 0           | 1           | 100          | 1,075         |
| Western Business Park        | 395  | 210          | 160          | 80           | 30         | 5          | 0           | 0           | 1           | 125          | 1,005         |
| City Centre                  | 365  | 220          | 140          | 85           | 40         | 30         | 4           | 3           | 1           | 115          | 1,000         |
| Northeast-East               | 140  | 100          | 100          | 5            | 65         | 35         | 5           | 5           | 0           | 90           | 640           |
| Gateway-North                | 125  | 95           | 100          | 130          | 50         | 30         | 10          | 3           | 0           | 75           | 610           |
| Airport Corporate            | 160  | 100          | 85           | 75           | 45         | 45         | 10          | 3           | 2           | 60           | 590           |
| Lakeview                     | 295  | 87           | 40           | 35           | 10         | 5          | 0           | 0           | 0           | 40           | 510           |
| Port Credit                  | 340  | 65           | 30           | 15           | 5          | 4          | 0           | 0           | 0           | 40           | 500           |
| Mavis-Erindale               | 250  | 75           | 45           | 40           | 25         | 15         | 2           | 0           | 1           | 45           | 490           |
| Central Erin Mills           | 255  | 110          | 40           | 40           | 5          | 10         | 0           | 0           | 1           | 20           | 475           |
| Streetsville                 | 300  | 60           | 35           | 15           | 2          | 2          | 0           | 0           | 0           | 25           | 435           |
| Clarkson-Lorne Park          | 240  | 55           | 45           | 35           | 10         | 4          | 0           | 0           | 0           | 20           | 415           |
| Applewood                    | 270  | 55           | 20           | 20           | 10         | 1          | 0           | 0           | 0           | 25           | 400           |
| Hurontario                   | 205  | 65           | 45           | 35           | 10         | 4          | 0           | 0           | 0           | 30           | 395           |
| Lester B. Pearson            | 75   | 55           | 25           | 25           | 10         | 10         | 4           | 1           | 3           | 130          | 340           |
| Malton                       | 245  | 35           | 15           | 20           | 2          | 2          | 0           | 0           | 0           | 15           | 340           |
| East Credit                  | 145  | 60           | 25           | 35           | 10         | 5          | 1           | 0           | 0           | 20           | 310           |
| Southdown                    | 115  | 55           | 30           | 20           | 10         | 10         | 5           | 0           | 0           | 20           | 270           |
| Sheridan                     | 150  | 45           | 20           | 15           | 3          | 4          | 0           | 1           | 0           | 20           | 265           |
| Rathwood                     | 155  | 40           | 15           | 15           | 10         | 0          | 0           | 0           | 0           | 10           | 245           |
| Meadowvale                   | 125  | 40           | 20           | 25           | 4          | 3          | 0           | 0           | 0           | 10           | 225           |
| Erin Mills                   | 120  | 40           | 15           | 20           | 5          | 5          | 1           | 0           | 1           | 10           | 215           |
| Erindale                     | 100  | 20           | 15           | 10           | 5          | 2          | 0           | 0           | 0           | 15           | 170           |
| Fairview                     | 64   | 36           | 10           | 10           | 4          | 3          | 0           | 0           | 0           | 3            | 130           |
| Mineola                      | 55   | 15           | 10           | 5            | 3          | 0          | 0           | 0           | 0           | 10           | 100           |
| Churchill Meadows            | 55   | 10           | 4            | 5            | 5          | 2          | 0           | 0           | 0           | 2            | 85            |
| Lisgar                       | 45   | 15           | 5            | 5            | 3          | 2          | 0           | 0           | 0           | 1            | 80            |
| Mississauga Valleys          | 50   | 15           | 5            | 7            | 2          | 1          | 0           | 0           | 0           | 2            | 80            |
| Creditview                   | 45   | 5            | 5            | 5            | 0          | 0          | 0           | 0           | 0           | 5            | 75            |
| Meadowvale Village           | 25   | 15           | 4            | 10           | 3          | 2          | 0           | 0           | 0           | 2            | 60            |
| Sheridan Park                | 10   | 3            | 10           | 10           | 5          | 10         | 3           | 1           | 1           | 4            | 55            |
| <b>Total Businesses</b>      | <b>9,225</b>                                 | <b>3,620</b> | <b>2,490</b> | <b>1,990</b> | <b>780</b> | <b>495</b> | <b>95</b>   | <b>35</b>   | <b>25</b>   | <b>2,630</b> | <b>21,380</b> |
| <b>% of Total Businesses</b> | <b>43%</b>                                   | <b>17%</b>   | <b>12%</b>   | <b>9%</b>    | <b>4%</b>  | <b>2%</b>  | <b>0.4%</b> | <b>0.2%</b> | <b>0.1%</b> | <b>12%</b>   | <b>100%</b>   |

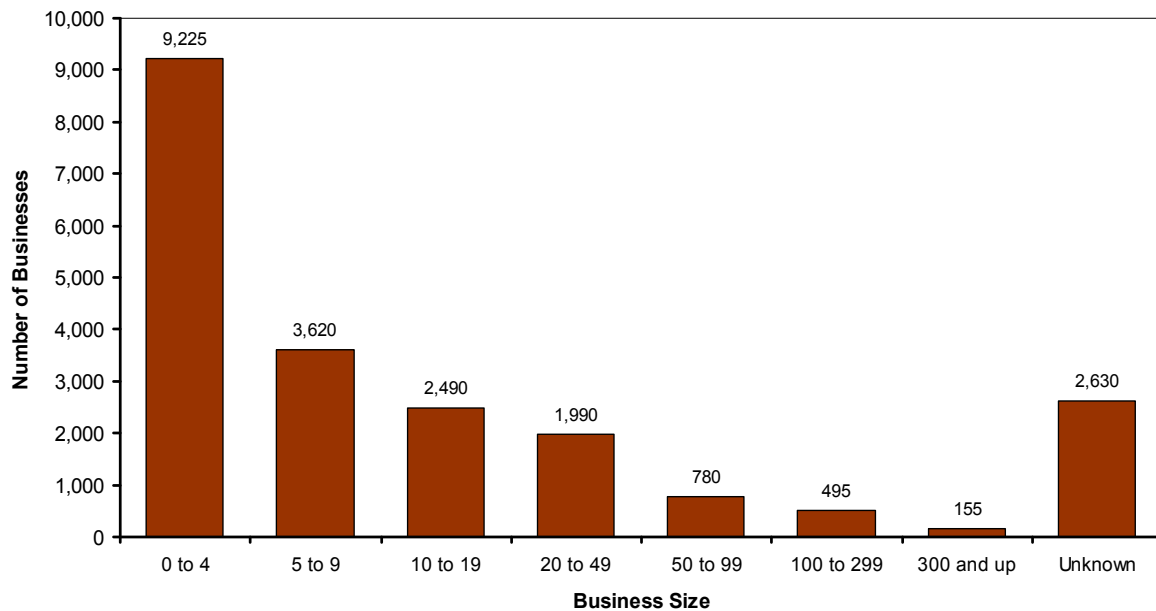
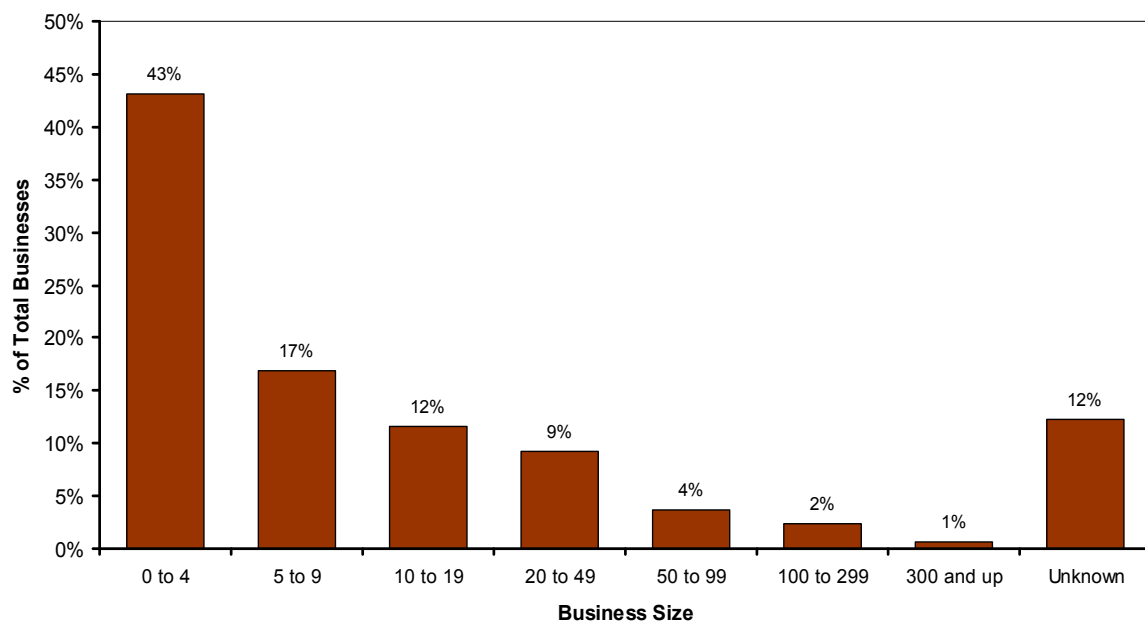
\*Numbers may not add due to rounding. Unknown are businesses with no employment data.

Table 4: Number of Employees by Employment Range and Planning District in 2008\*

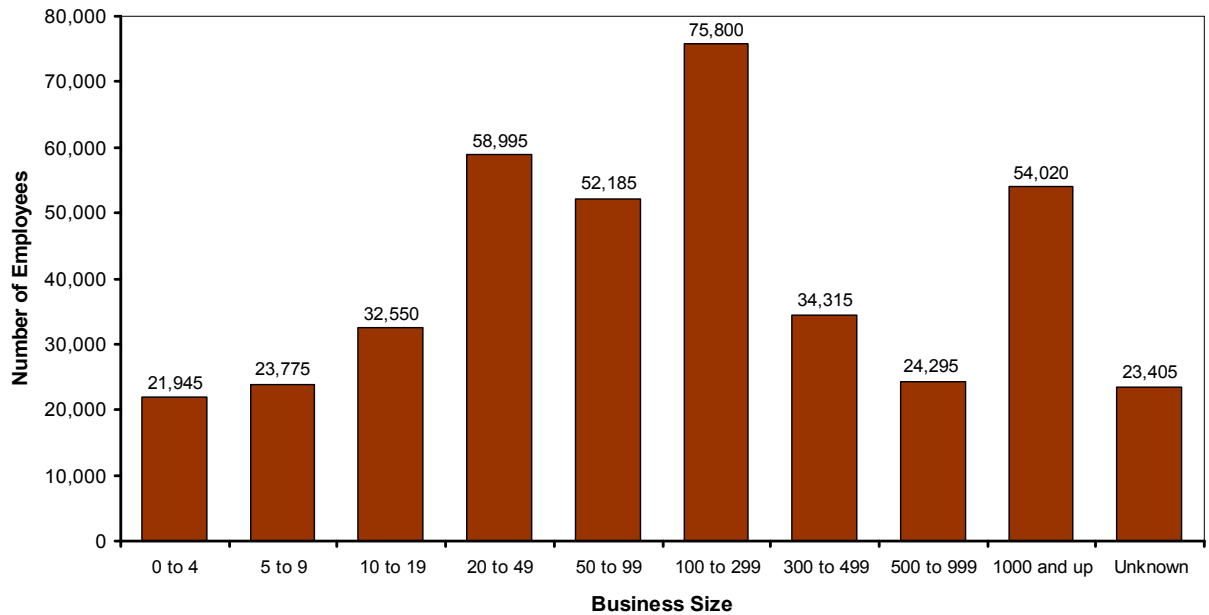
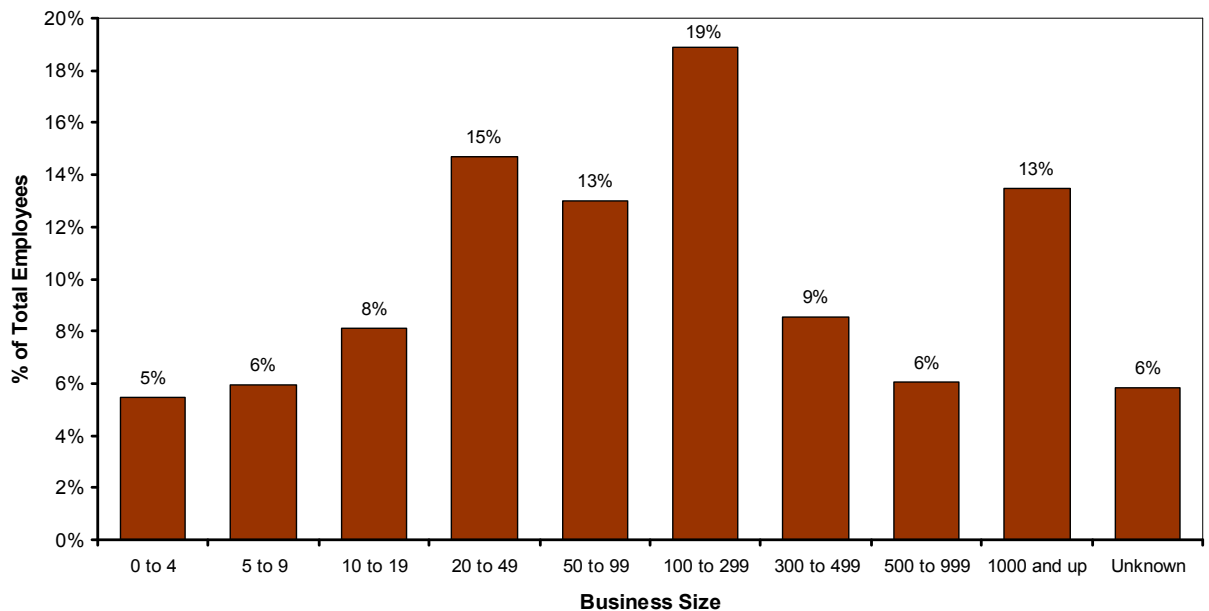
| Planning District           | Business Size( based on the number of employees) |               |               |               |               |               |               |               |               |               | Total          |
|-----------------------------|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
|                             | 0-4  | 5-9           | 10-19         | 20-49         | 50-99         | 100-299       | 300-499       | 500-999       | 1000+         | Unknown       |                |
| Meadowvale Business Park    | 870  | 1,480         | 2,745         | 5,140         | 4,630         | 10,200        | 3,430         | 4,410         | 7,570         | 2,085         | 42,560         |
| Northeast-South             | 1,970  | 2,505         | 3,685         | 5,215         | 4,420         | 5,310         | 1,730         | 550           | 11,995        | 3,125         | 40,500         |
| Northeast-West              | 2,000  | 2,395         | 3,665         | 7,745         | 4,955         | 7,640         | 2,825         | 1,525         | 0             | 3,210         | 35,960         |
| Gateway-South               | 830  | 1,355         | 2,255         | 4,190         | 4,490         | 7,520         | 5,830         | 3,975         | 3,100         | 1,930         | 35,470         |
| Airport Corporate           | 420  | 685           | 1,095         | 2,245         | 3,210         | 6,930         | 2,750         | 2,000         | 3,500         | 810           | 23,650         |
| Northeast-North             | 1,345  | 1,710         | 2,570         | 4,255         | 3,350         | 4,940         | 1,020         | 0             | 1,410         | 2,520         | 23,125         |
| Northeast-East              | 355  | 680           | 1,315         | 2,770         | 4,435         | 4,725         | 2,565         | 4,835         | 0             | 825           | 22,500         |
| Gateway-North               | 340  | 600           | 1,270         | 3,780         | 3,385         | 4,950         | 4,885         | 1,750         | 0             | 950           | 21,910         |
| Lester B. Pearson           | 230  | 360           | 340           | 695           | 880           | 1,280         | 1,615         | 665           | 13,640        | 970           | 20,670         |
| City Centre                 | 955  | 1,425         | 1,880         | 2,485         | 2,790         | 4,435         | 1,370         | 2,340         | 1,320         | 1,110         | 20,110         |
| Dixie                       | 1,605  | 1,595         | 1,935         | 2,760         | 2,240         | 2,885         | 660           | 700           | 0             | 1,770         | 16,150         |
| Western Business Park       | 1,005  | 1,375         | 2,090         | 2,285         | 1,940         | 995           | 0             | 0             | 1,100         | 1,050         | 11,845         |
| Cooksville                  | 1,605  | 860           | 730           | 1,185         | 875           | 820           | 720           | 0             | 3,510         | 570           | 10,885         |
| Mavis-Erindale              | 615  | 485           | 585           | 1,145         | 1,605         | 2,210         | 610           | 0             | 1,045         | 420           | 8,715          |
| Central Erin Mills          | 665  | 735           | 510           | 1,145         | 450           | 1,250         | 0             | 0             | 2,795         | 95            | 7,645          |
| Southdown                   | 285  | 350           | 400           | 575           | 715           | 1,310         | 2,375         | 0             | 0             | 160           | 6,170          |
| Sheridan Park               | 25   | 25            | 160           | 315           | 320           | 1,245         | 1,120         | 845           | 2,000         | 40            | 6,095          |
| Lakeview                    | 675  | 580           | 535           | 1,070         | 850           | 665           | 0             | 0             | 0             | 215           | 4,590          |
| East Credit                 | 355  | 420           | 325           | 1,165         | 870           | 805           | 350           | 0             | 0             | 140           | 4,430          |
| Erin Mills                  | 315  | 270           | 235           | 645           | 415           | 840           | 455           | 0             | 1,030         | 50            | 4,245          |
| Clarkson-Lorne Park         | 545  | 360           | 600           | 1,010         | 795           | 505           | 0             | 0             | 0             | 110           | 3,930          |
| Hurontario                  | 480  | 425           | 645           | 1,155         | 480           | 535           | 0             | 0             | 0             | 155           | 3,880          |
| Port Credit                 | 690  | 460           | 375           | 365           | 315           | 550           | 0             | 0             | 0             | 245           | 2,990          |
| Sheridan                    | 365  | 305           | 285           | 500           | 190           | 470           | 0             | 700           | 0             | 110           | 2,925          |
| Applewood                   | 585  | 345           | 305           | 625           | 560           | 120           | 0             | 0             | 0             | 140           | 2,675          |
| Streetsville                | 650  | 370           | 455           | 380           | 155           | 430           | 0             | 0             | 0             | 120           | 2,555          |
| Meadowvale                  | 295  | 280           | 315           | 785           | 275           | 355           | 0             | 0             | 0             | 40            | 2,340          |
| Malton                      | 525  | 230           | 215           | 745           | 130           | 305           | 0             | 0             | 0             | 110           | 2,255          |
| Rathwood                    | 335  | 260           | 240           | 430           | 655           | 0             | 0             | 0             | 0             | 50            | 1,965          |
| Fairview                    | 165  | 235           | 135           | 450           | 305           | 430           | 0             | 0             | 0             | 20            | 1,735          |
| Erindale                    | 205  | 125           | 225           | 310           | 380           | 245           | 0             | 0             | 0             | 105           | 1,595          |
| Meadowvale Village          | 65   | 120           | 60            | 370           | 205           | 265           | 0             | 0             | 0             | 5             | 1,080          |
| Churchill Meadows           | 130  | 50            | 50            | 230           | 370           | 230           | 0             | 0             | 0             | 15            | 1,075          |
| Lisgar                      | 105  | 90            | 70            | 245           | 170           | 250           | 0             | 0             | 0             | 5             | 935            |
| Mississauga Valleys         | 120  | 80            | 75            | 255           | 165           | 160           | 0             | 0             | 0             | 15            | 870            |
| Mineola                     | 125  | 120           | 120           | 160           | 215           | 0             | 0             | 0             | 0             | 65            | 800            |
| Creditview                  | 105  | 45            | 75            | 175           | 0             | 0             | 0             | 0             | 0             | 50            | 450            |
| <b>Total Employees</b>      | <b>21,945</b>                                    | <b>23,775</b> | <b>32,570</b> | <b>58,995</b> | <b>52,185</b> | <b>75,800</b> | <b>34,315</b> | <b>24,295</b> | <b>54,020</b> | <b>23,405</b> | <b>401,285</b> |
| <b>% of Total Employees</b> | <b>5%</b>  | <b>6%</b>     | <b>8%</b>     | <b>15%</b>    | <b>13%</b>    | <b>19%</b>    | <b>9%</b>     | <b>6%</b>     | <b>13%</b>    | <b>6%</b>     | <b>100%</b>    |

\*Numbers may not add due to rounding. Unknown are the estimated number of employees for those businesses with no employment data, based on the adjustment factors in Appendix B.



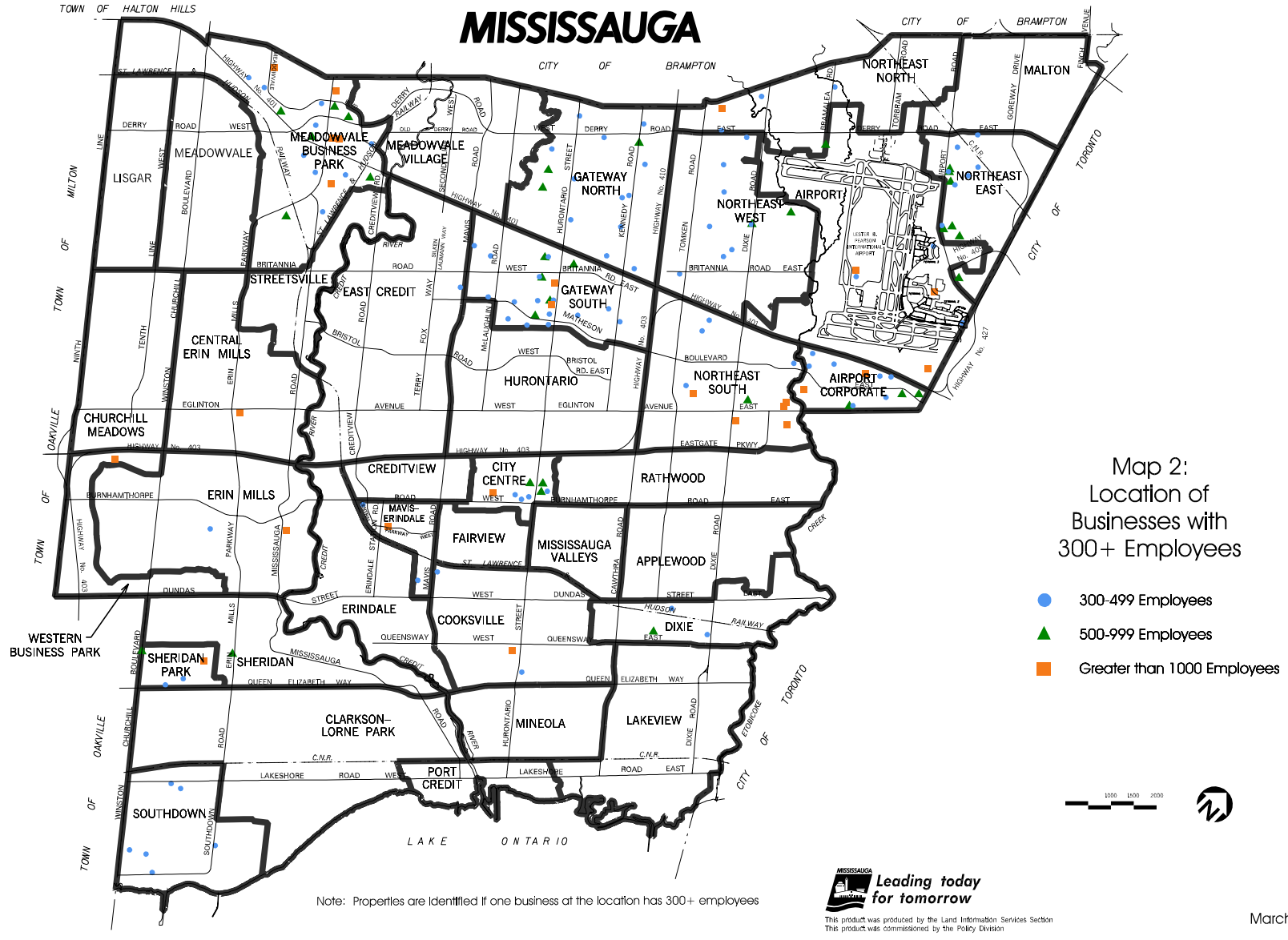
**Figure 3a: Number of Businesses by Business Size, 2008****Figure 3b: Percentage of Businesses by Business Size, 2008**

"Unknown" are businesses with no employment data.

**Figure 3c: Number of Employees by Business Size, 2008****Figure 3d: Percentage of Employees by Business Size, 2008**

"Unknown" are businesses with no employment data.

# MISSISSAUGA



## **2.4 Businesses and Employment by Business Classification**

This section reviews the types of business activities that constitute Mississauga's employment base. Table 5 and Figures 4a and 4b summarize the businesses and number of employees by the type of business activity. Businesses were categorized using the North American Industrial Classification System (NAICS)<sup>6</sup>.

The retail, wholesale and manufacturing sectors have the largest number of businesses and employ a large number of employees. Another business sector of importance to Mississauga is transportation and warehousing. While transportation and warehousing is ranked eighth in terms of the number of businesses, it has the third largest number of employees followed by professional, scientific and technical services. These business sectors are highlighted in this section. Figure 5 illustrates the number of businesses by employment range, for the top four business sectors in terms of employment.

The largest concentration of businesses in Mississauga is in the retail trade sector. It comprises 13% of the total business activities, but only consists of 6% of total employment. Retail trade businesses are smaller establishments, with 80% (approximately 2,250 businesses) of these businesses having fewer than 10 employees.

Wholesale trade is the second largest sector. A total of 13% of businesses and 14% of employment positions are in wholesaling establishments. A large proportion of wholesaling firms employ a small number of staff, that is, 58% (1,910 businesses) of wholesalers have fewer than 10 employees; 77% (2,435 businesses) have fewer than 20 employees.

Manufacturing is the third largest sector in the City, accounting for 13% of businesses and 20% of all employees. Many manufacturing firms are smaller firms with less than 20 employees. A total of 70% of the manufacturing firms (1,875 businesses) have less than 20 employees. There are also a significant number of firms between 20 and 49 employees (15%, or approximately 415 businesses). There are a number of manufacturing firms that employ a large number of employees. One percent of manufacturing businesses (38 businesses) employ more than 300 employees.

The professional, scientific and technical services sector is growing in Mississauga. It comprises 7% of total business activities, as well as 7% of employment positions. Eighty percent of total businesses (1,175) have fewer than 20 employees and almost half of the firms (49%) have fewer than 5 employees.

The transportation and warehousing sector consists of only 5% of total businesses, but represents 12% of the total employment. Transportation and warehousing firms have a broad distribution in terms of the size of their operations. While firms of under 5 employees make up the largest portion of these businesses (33%), a significant number of firms have employment between 5 and 9 employees (19%), 10 to 19 employees (16%) and 20 to 49 employees (14%).

---

<sup>6</sup>NAICS is a classification system used to describe businesses' economic activities. This system has been designed by Statistics Canada to compile statistics. Appendix D defines the various business sectors.

| Table 5: Businesses and Employment by Business Classification, 2008* |                 |                 |                |                |
|--|-----------------|-----------------|----------------|----------------|
| Business Classification  | # of Businesses | % of Businesses | # of Employees | % of Employees |
| Retail Trade   | 2,795           | 13%             | 25,310         | 6%             |
| Wholesale Trade  | 2,765           | 13%             | 56,785         | 14%            |
| Manufacturing  | 2,700           | 13%             | 78,410         | 20%            |
| Other Services   | 2,075           | 10%             | 11,380         | 3%             |
| Professional, Scientific and Technical Services                      | 1,455           | 7%              | 27,255         | 7%             |
| Accommodation and Food Services                                      | 1430            | 7%              | 17,160         | 4%             |
| Health Care and Social Assistance                                    | 1370            | 6%              | 17,770         | 4%             |
| Transportation and Warehousing                                       | 995             | 5%              | 46,580         | 12%            |
| Finance and Insurance  | 775             | 4%              | 23,650         | 6%             |
| Administrative and Support and Waste Management                      | 680             | 3%              | 14,040         | 3%             |
| Educational Services   | 625             | 3%              | 15,285         | 4%             |
| Construction   | 540             | 3%              | 8,445          | 2%             |
| Real Estate and Rental and Leasing                                   | 450             | 2%              | 7,770          | 2%             |
| Arts, Entertainment and Recreation                                   | 210             | 1%              | 3,025          | 1%             |
| Information and Cultural Industries                                  | 165             | 0.8%            | 11,470         | 3%             |
| Public Administration  | 105             | 0.5%            | 7495           | 1.9%           |
| Management of Companies and Enterprises                              | 65              | 0.3%            | 7425           | 1.9%           |
| Utilities  | 10              | 0.05%           | 400            | 0.1%           |
| Primary Industry   | 5               | 0.03%           | 20             | 0.005%         |
| Unknown  | 2,170           | 10%             | 21,605         | 5%             |
| Total  | 21,380          | 100%            | 401,285        | 100%           |

\*Numbers may not add due to rounding. Percentages are calculated based on unrounded figures. The unknown classifications are businesses where a NAICS code is not assigned.

Figure 4a: Businesses by Business Classification, 2008

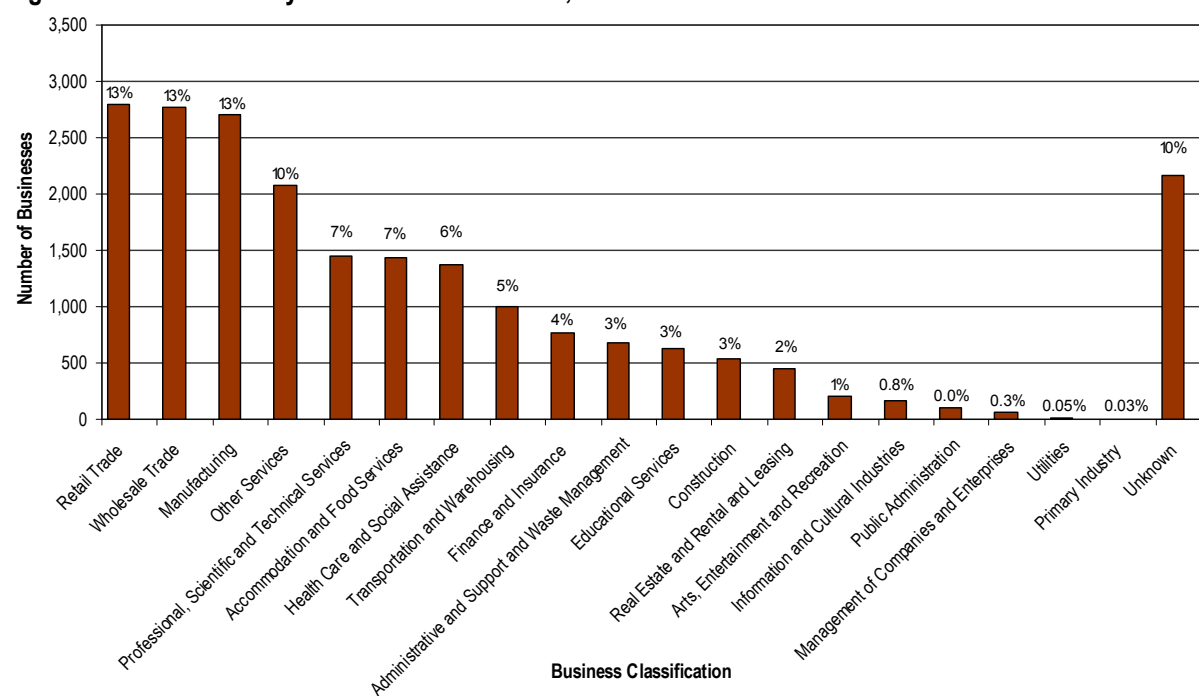
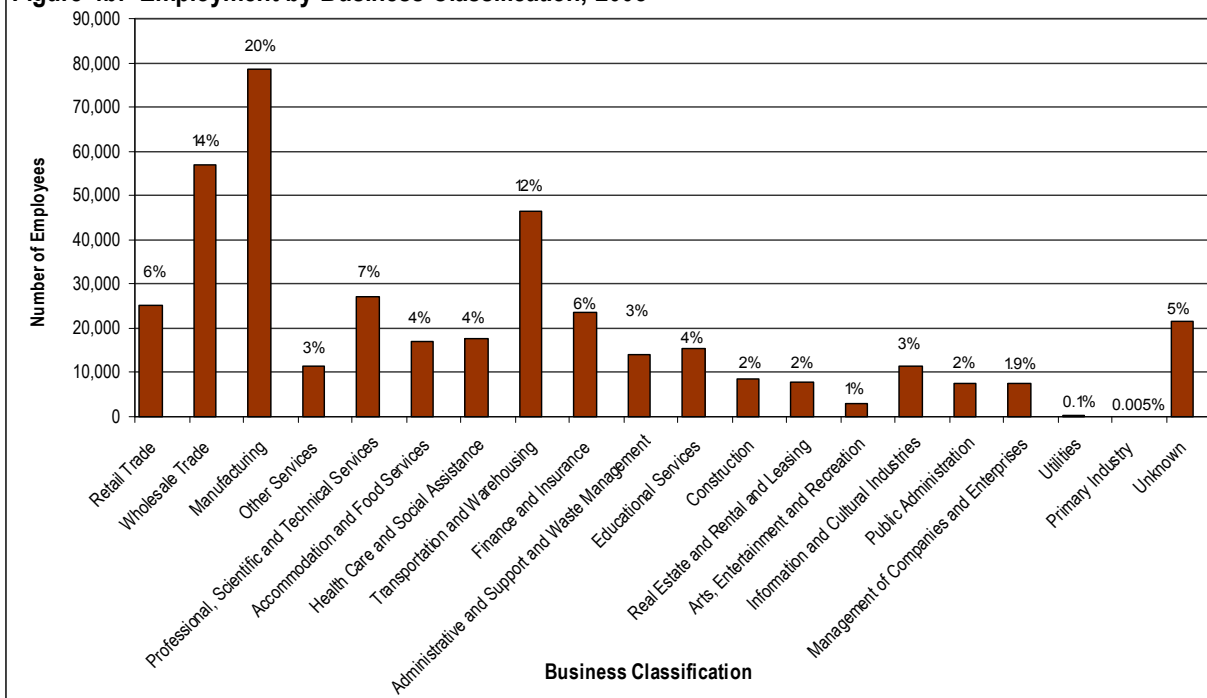
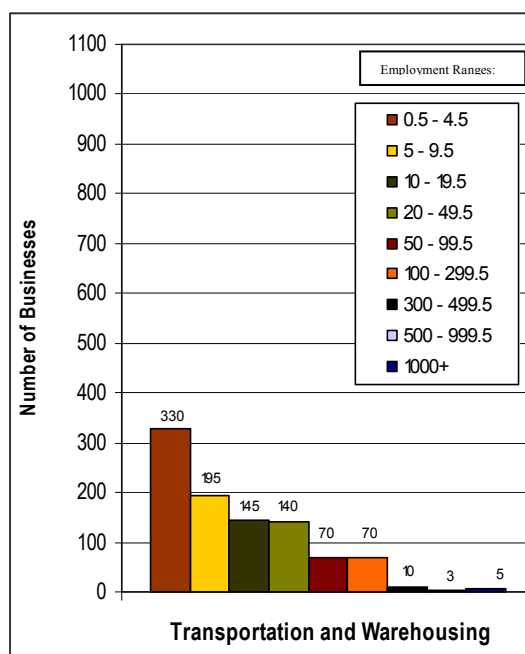
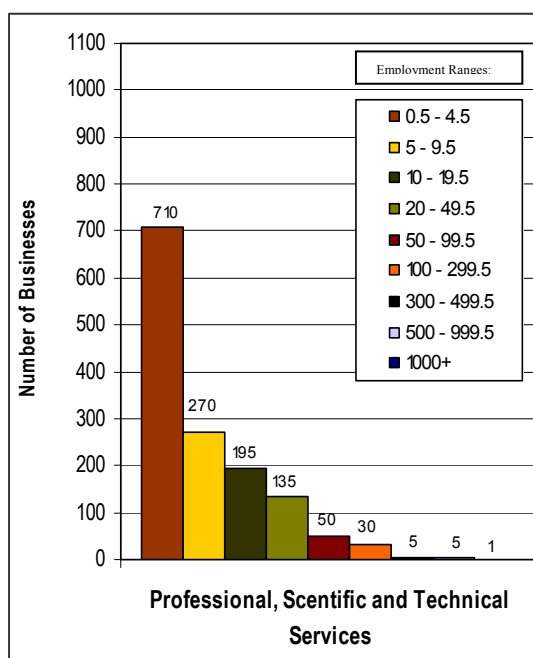
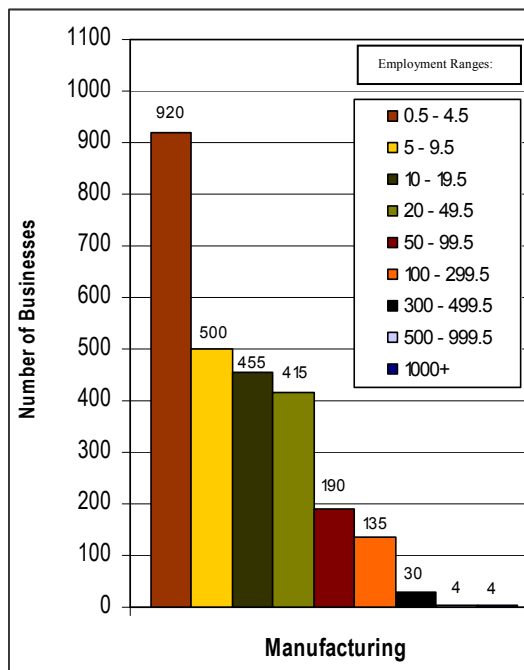
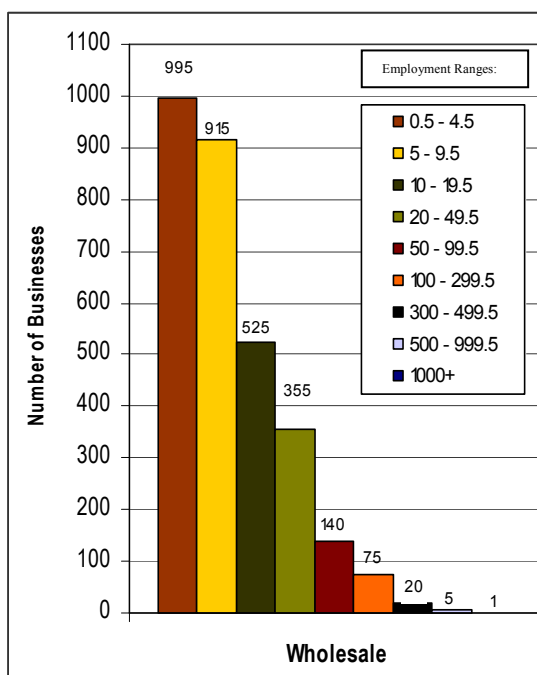


Figure 4b: Employment by Business Classification, 2008



Number of businesses has been rounded. A business size is assigned to businesses that have employment data and a NAICS code. The "Unknown" are businesses where a NAICS code is not assigned.

**Figure 5: Business Classification by Employment Ranges, 2008**

Number of businesses has been rounded. A business size is assigned to businesses that have employment data and a NAICS code is not assigned

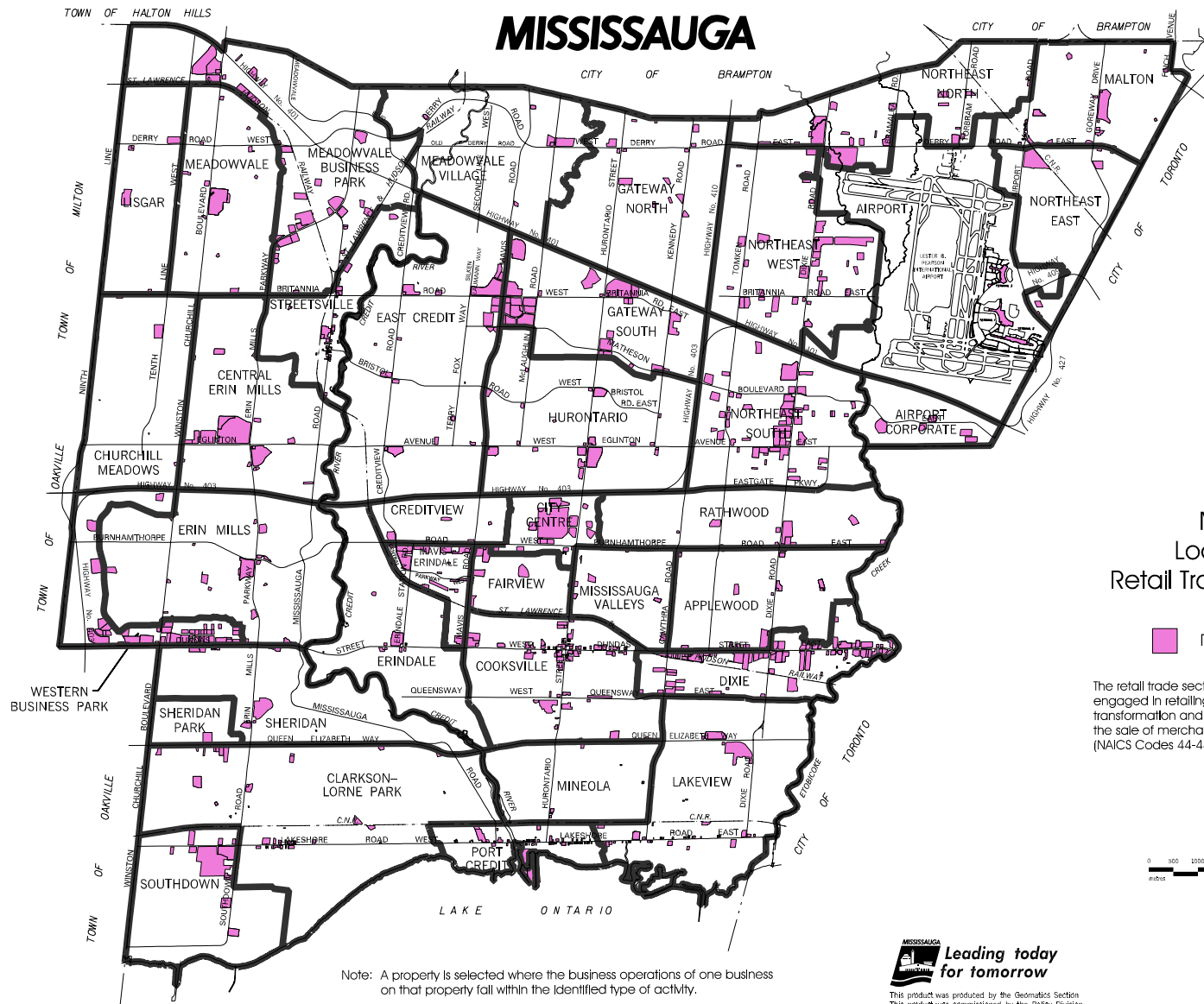
Maps 3, 4, 5, 6 and 7 indicate the location of retail trade, wholesale trade, manufacturing, professional, scientific and technical services and transportation and warehousing businesses in Mississauga. The businesses are mapped by the properties on which they are located. A property may have multiple businesses and multiple addresses and a business may fall on more than one property. The property is displayed if there is a NAICS code assigned to a business and where there is a property identification number. Where a property has multiple businesses, the parcel will be highlighted if one business on that property is within the selected type of activity. As a result, a parcel may be represented on more than one map if there are multiple business activities at that location.

The maps illustrate the concentrations of businesses by sector. Wholesale trade and transportation and warehousing companies are apparent in the Employment Districts and are concentrated in the north-eastern part of the City. Retail trade and professional services businesses are dispersed and are distributed throughout the City. Similar to wholesaling in its locational characteristics, manufacturing is also concentrated in Employment Districts. Like wholesale trade and manufacturing, the transportation and warehousing sector is found throughout the City's Employment Districts, with a concentration evident in the Northeast areas. The professional, scientific and technical services sector is also found throughout the City's Employment Districts, with a significant concentration in Sheridan Park.

Together, wholesaling, manufacturing, retailing, transportation and warehousing and professional, scientific and technical services, make up approximately 51% of businesses and 59% of employment positions in the City. Although this is a substantial portion of total employment and businesses, there is good representation in Mississauga from all nineteen business sectors. The presence of firms in all sectors reflects the diversity of employment and business activity in the City and addresses the Strategic Plan initiative that Mississauga maintains a dynamic and diverse economic base.



# MISSISSAUGA



Map 3:  
Location of  
Retail Trade Businesses

Retail Trade Areas

The retail trade sector comprises establishments engaged in retailing merchandise generally without transformation and rendering services incidental to the sale of merchandise.  
(NAICS Codes 44-45)



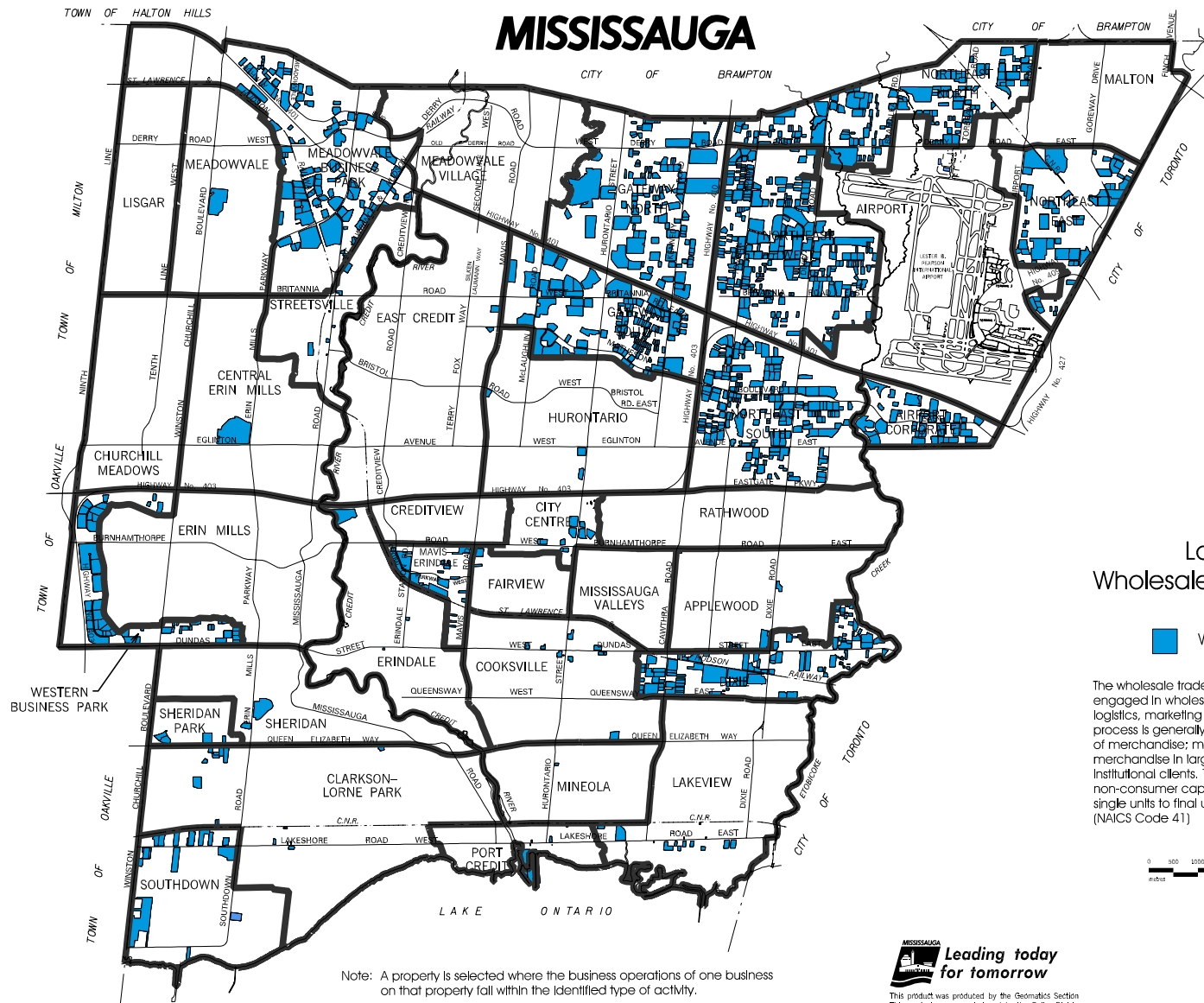
Note: A property is selected where the business operations of one business on that property fall within the identified type of activity.

**MISSISSAUGA**  
*Leading today  
for tomorrow*

This product was produced by the Geomatics Section  
This product was commissioned by the Policy Division

March 2009

# MISSISSAUGA



Map 4:  
Location of  
Wholesale Trade Businesses

 Wholesale Trade Areas

The wholesale trade sector comprises establishments engaged in wholesaling merchandise and providing logistics, marketing and support services. The wholesaling process is generally an intermediate step in the distribution of merchandise; many wholesalers are organized to sell merchandise in large quantities to retailers, business and institutional clients. These may also include suppliers of non-consumer capital goods that sell merchandise in single units to final users. (NAICS Code 41)

0 500 1000 1500 2000  
meters

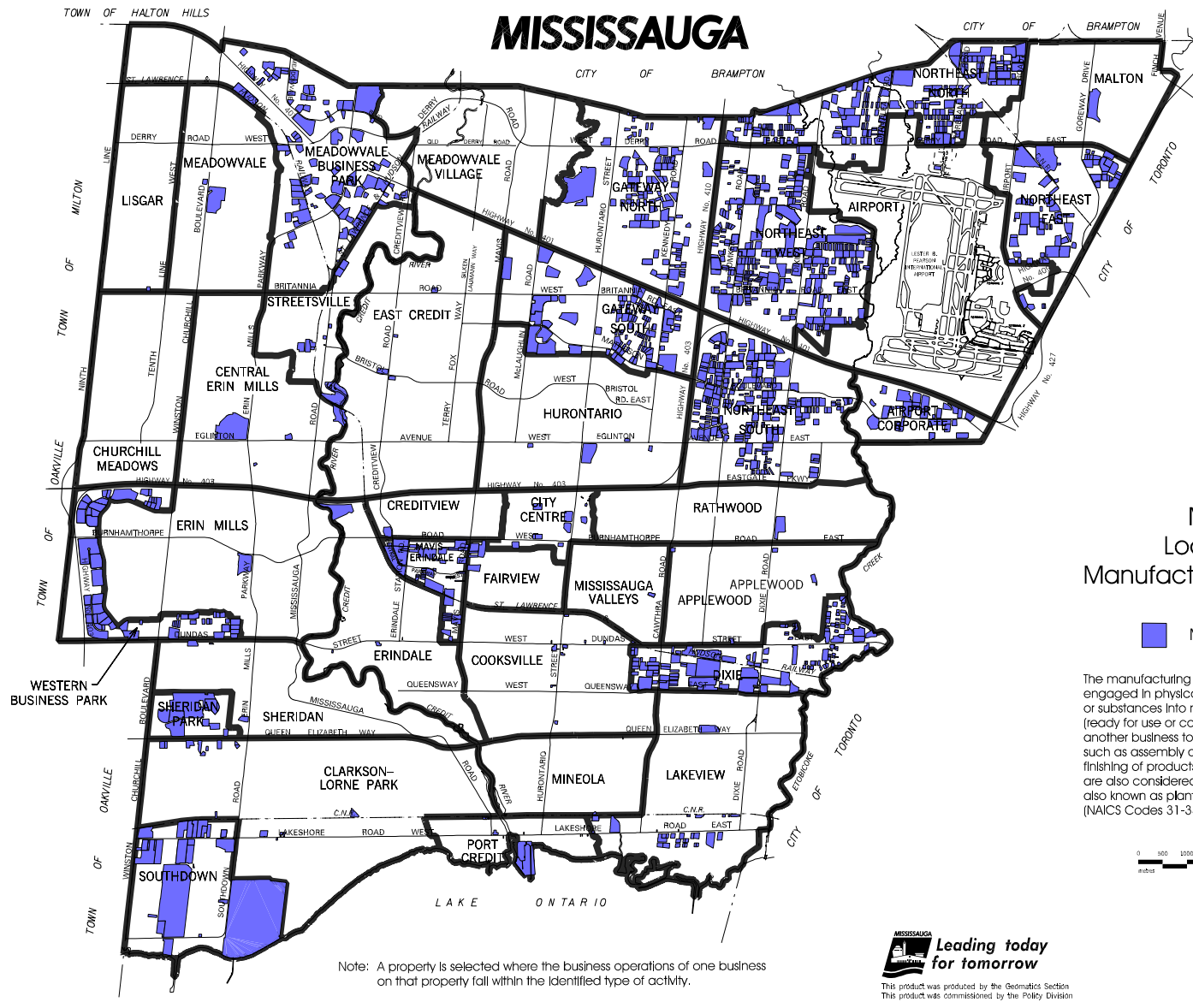


**Leading today  
for tomorrow**

This product was produced by the Geomatics Section  
This product was commissioned by the Policy Division

March 2009

# MISSISSAUGA



Map 5:  
Location of  
Manufacturing Businesses

 Manufacturing Areas

The manufacturing sector comprises establishments engaged in physical or chemical transformation of materials or substances into new products. Products may be finished (ready for use or consumption), or semi-finished (ready for another business to further manufacture). Related activities such as assembly of component parts, blending and finishing of products (by dyeing, heat treating or plating) are also considered manufacturing. Manufacturing firms are also known as plants, factories or mills. (NAICS Codes 31-33)



Note: A property is selected where the business operations of one business on that property fall within the identified type of activity.



**Leading today  
for tomorrow**

This product was produced by the Geomatics Section  
This product was commissioned by the Policy Division

March 2009

# MISSISSAUGA

## Map 6: Location of Professional, Scientific and Technical Services Businesses

 Professional, Scientific and Technical Services Areas

The professional, scientific and technical services sector comprises establishments primarily engaged in activities in which human capital is a major input. These establishments make available the knowledge and the skills of their employees, often on an assignment basis. The individual industries of this sector are defined on the basis of this particular expertise and training of the service provider (NAICS Codes 54)

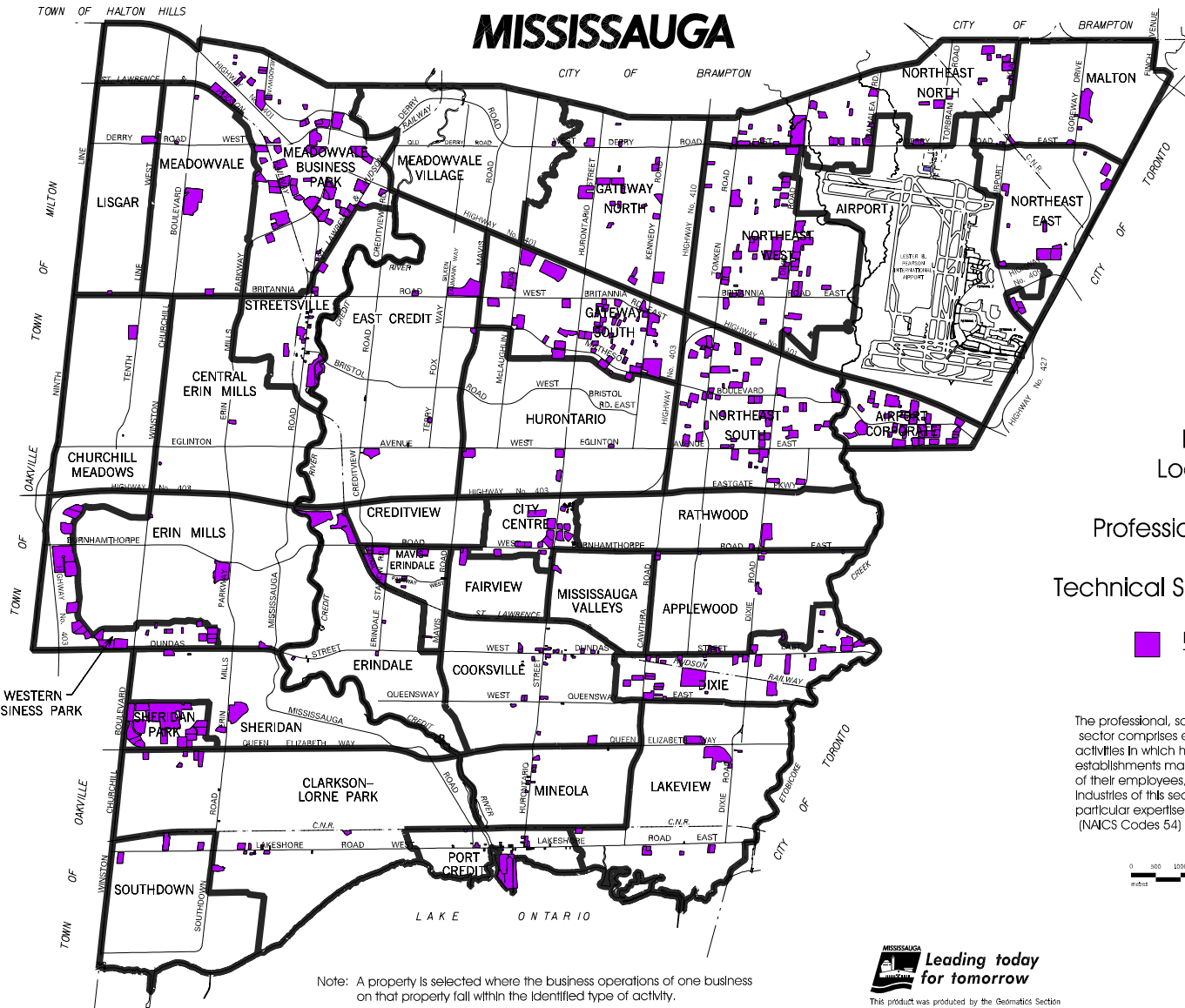


**Leading today  
for tomorrow**

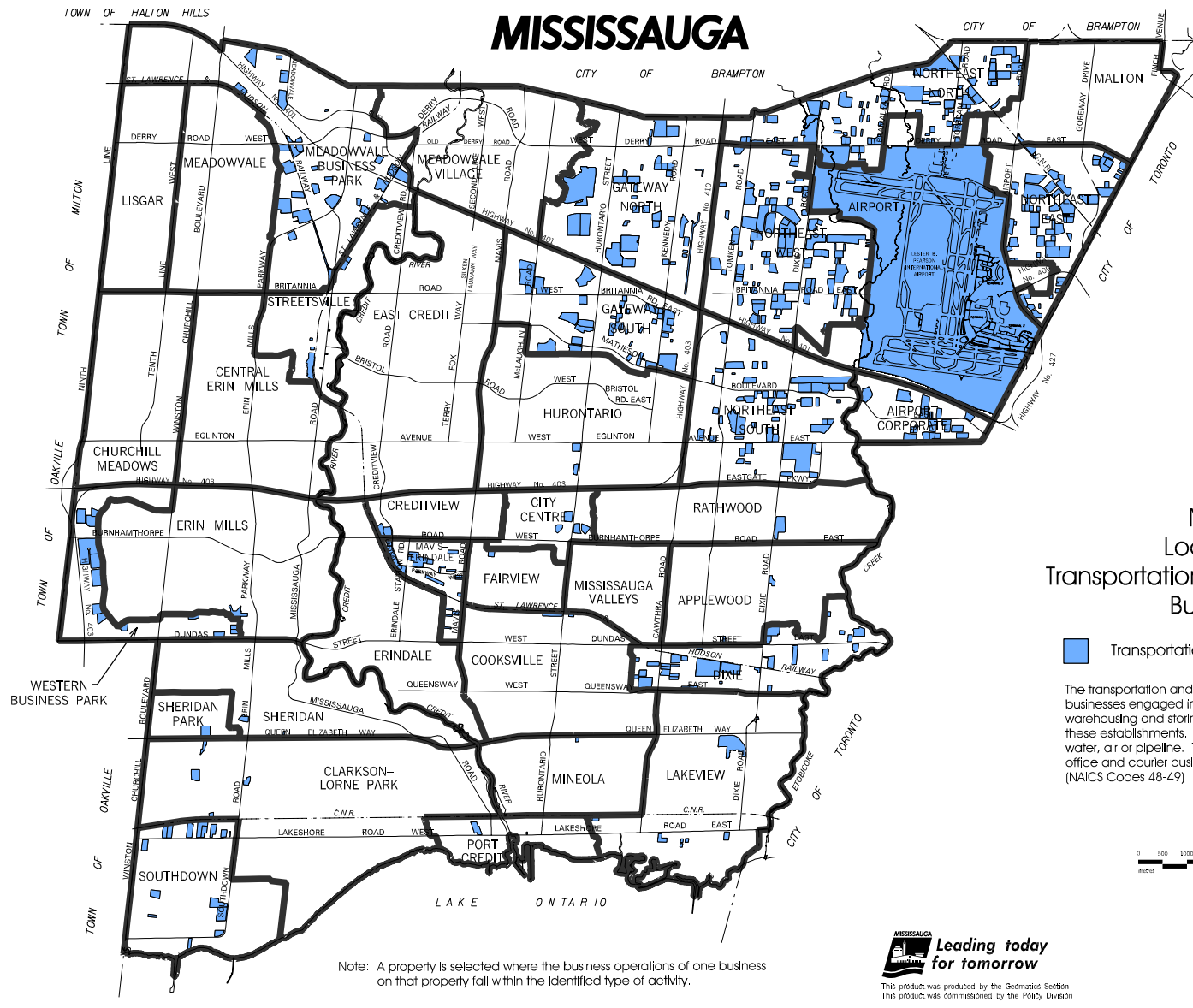
This product was produced by the Geomatics Section  
This product was commissioned by the Policy Division

March 2009


Note: A property is selected where the business operations of one business on that property fall within the identified type of activity.



# MISSISSAUGA



Map 7:  
Location of  
Transportation And Warehousing  
Businesses

 Transportation and Warehousing Areas

The transportation and warehousing sector comprises businesses engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. Transportation can be by road, rail, water, air or pipeline. This sector also includes national post office and courier businesses.  
(NAICS Codes 48-49)

0 500 1000 1500 2000  
metres



**Leading today  
for tomorrow**

This product was produced by the Geomatics Section  
This product was commissioned by the Policy Division

Note: A property is selected where the business operations of one business  
on that property fall within the identified type of activity.

March 2009



## **2.5 Employment Density**

Employment density refers to the number of employees in a geographic area, using the total employment of each traffic zone and the area of that traffic zone. Appendix E shows a map of the traffic zone boundaries. Employment density calculations by gross and net are listed by traffic zone in Appendix F.

Map 8 displays the gross employment density by traffic zone across the City. Gross area includes all land uses, whether they are developed or undeveloped lands (such as roads, vacant land and natural areas). The City's average gross employment density is 14 employees per hectare (5 employees per acre). Higher gross employment densities are noticeable in the Employment Districts and along highways and major roads. Employment Districts north of Highway 403 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.

Map 9 illustrates net employment density. Net area includes lands developed for commercial, office, industrial, community/cultural, places of religious assembly, public institutional and school uses. It excludes residential, open space/greenbelt (such as golf courses), transportation right-of-ways, walkways, utilities/public works, farms, vacant lands, natural areas and "other" land uses. The city-wide net employment density is 45 employees per hectare (18 per acre).

Both maps show areas of large concentrations of employment. Traffic zones 13 and 32 have very high densities. The Credit Valley Hospital located at Erin Mills Parkway and Eglinton Avenue West and the Trillium Health Centre at Hurontario Street and Queensway West fall within these zones.

It is not surprising to find that the traffic zones with multiple storey buildings are areas of high employment concentration. The Emerald Business Centre and the Eglinton Commercial Centre located north of Highway 403 and on the west side of Hurontario Street (traffic zone 86) has office buildings with almost 200 businesses. In the City Centre District (traffic zones 72, 79, and 215), there are office buildings, a government institution, and a shopping centre, making it one of the most dense employment areas in Mississauga. Traffic zones 72 and 215 located at the south west and north east corners of Hurontario Street and Burnhamthorpe Road West/East, contain office centres that have multiple office buildings such as the Sussex Centre, PHH Centre, Mississauga Executive Centre, the Village Offices of Sherwoodtowne, the Treetops Office Complex, and Re/Max Realty; traffic zone 79 is the Mississauga City Hall, Square One, and the UCO Building. Also, at the intersection of Hurontario Street and Dundas Street East/West (traffic zones 57 and 67), there are medical office buildings such as the Confederation Place and Hurontario Professional Building.

North of the St. Lawrence and Hudson Railway in Mavis-Erindale (traffic zone 71) is another dense area within the city. Mississauga Transit, Canadian Pacific Railway and Rockett Lumber Building Supplies make up the three largest businesses in this area.

Airport Corporate (traffic zones 5 and 102), an Employment District with corporate head offices and warehousing and distribution uses, has a large number of employees per hectare. Some of the businesses in this district include Hewlett-Packard, Citigroup, Accenture, Loyalty Management Group, Bell World, Carlson Marketing Group, Nex Innovations, Federal Express Canada, Emergis and General Mills.

Large finance, retailing and manufacturing companies such as Royal Bank of Canada, GlaxoSmithKline, Wal-Mart, Maple Leaf Consumer Foods, Maxxam Analytics, Microsoft Canada and Tech Data Canada in Meadowvale Business Park are located in traffic zones 18 and 11, and two large professional, scientific and technical companies such as Atomic Energy of Canada Ltd. (AECL) and Hatch are located in traffic zone 33 in Sheridan Park. These traffic zones also have high employment densities.

Other traffic zones of interest are in the northeast section of the City (Gateway and Northeast Employment Districts). Businesses such as Group 4 Flack, Citi, Canada Customs and Revenue Agency, Oracle Corporation, Purolator Courier and Shipping Centre, Intria Items, Commercial Spring and Tool Company, the Pepsi Bottling Group, and office centres such as Britannia Place and Heartland Corporate Centre are found in traffic zones 8 and 93 in Gateway-South.

Traffic zones 9, 98, 99 and 101 in the Northeast-South, traffic zone 104 in Northeast-West as well as traffic zone 110 in the Northeast-East area have a wide range of business sectors such as manufacturing, wholesale trade, retail trade, transportation and warehousing, finance and insurance and professional, scientific and technical services, and public administration. Businesses in these areas include TD Bank Financial Group, Canada Post, Bell Mobility and Bell Canada, Ontario Energy Savings, Pratt & Whitney Canada, Winners Merchants, Symcor, Bantrel, Rollstar Metal Framing, Cara Operations, Panasonic Canada, Sobey's, M D S Pharma Services, Booth Centennial Healthcare Linen Services and Rollstar Metal Framing.

**MISSISSAUGA**

City of Mississauga

Leading today for tomorrow

This product was produced by the Geomatics Section

Note: Gross employment density is calculated using the total employment of each traffic zone, divided by the total area of that traffic zone.

City wide: 14 employees per acre

Legend:

- Less than 5 employees per traffic zone
- 5-19.9 employees per traffic zone
- 20-34.9 employees per traffic zone
- 35-49.9 employees per traffic zone
- Greater than 49.9 employees per traffic zone (greater than 19.9 per acre)

Scale: 0 500 1000 2000 meters


Less than 5 employees per hectare (less than 2 per acre)

5-19.9 employees per hectare (2-7.9 per acre)

20-34.9 employees per hectare (8-13.9 per acre)

35-49.9 employees per hectare (14-19.9 per acre)

Greater than 49.9 employees per hectare  
(greater than 19.9 per acre)



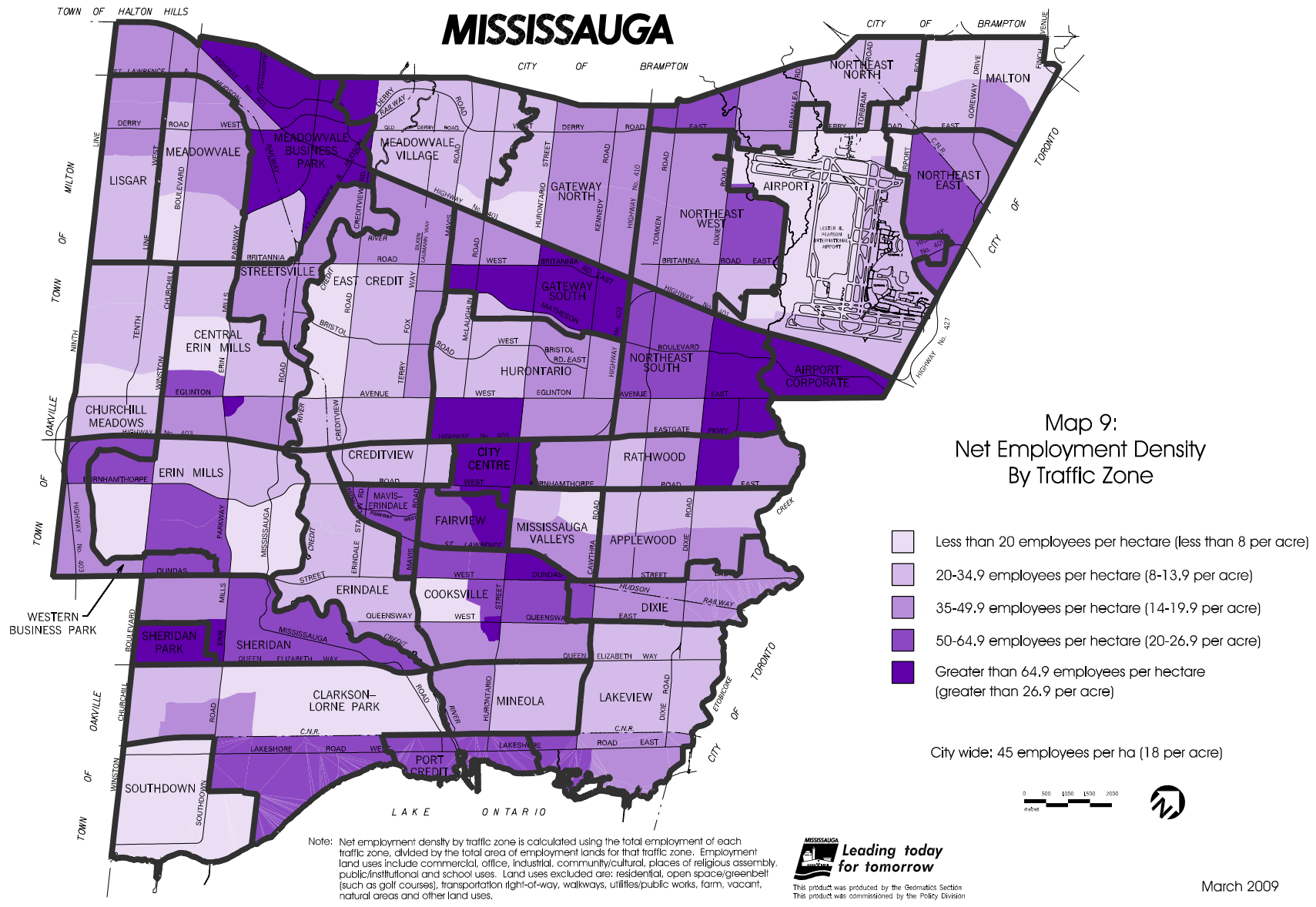
**Leading today  
for tomorrow**

This product was produced by the Geomatics Section  
This product was commissioned by the Policy Division

March 2009



# MISSISSAUGA



### **3.0 TRENDS IN EMPLOYMENT AND BUSINESS GROWTH**

This section summarizes employment and business growth trends. It reviews business and employment data from 2004 to 2008 and, where possible, compares these with historic employment and population trends.

#### **3.1 Employment and Business Trends to 2008**

Figure 6 illustrates the steady growth in population and employment in the City of Mississauga. Since 1976/77, population and employment has risen tremendously. Population has increased from approximately 250,000 in 1976 to 728,000 in 2008 (191%); employment has risen from 132,000 in 1977 to 427,165 in 2008 (224%)<sup>7</sup>.

As indicated in Section 2.1, the employment estimate for 2008 is 427,165. This figure reflects adjustments made to the Mississauga Employment Survey data to bring them in line with the Census definition of employment. The results are comparable to the 2008 Growth Forecast employment projection for June 2008 (450,100 employees). This represents a 5% difference from the projected employment figure. This difference, in part, reflects the different data sources and different methodologies. While the growth forecasts consider employment survey data, they are based on Census data for consistency across municipal boundaries. A key distinction between the Census and the City's employment survey is that the former is counted from place of residence whereas employment survey data is collected from place of employment.

In comparing Employment Survey results (with no adjustment for census definition of employment) from 2007 and 2008, the 2008 Employment Survey found approximately 10 less business sites (operating businesses and vacancies) than in 2007. Operating businesses increased from 21,340 in 2007 to 21,380 in 2008, an increase of 40 businesses, while vacancies decreased by 2% over the same time period.

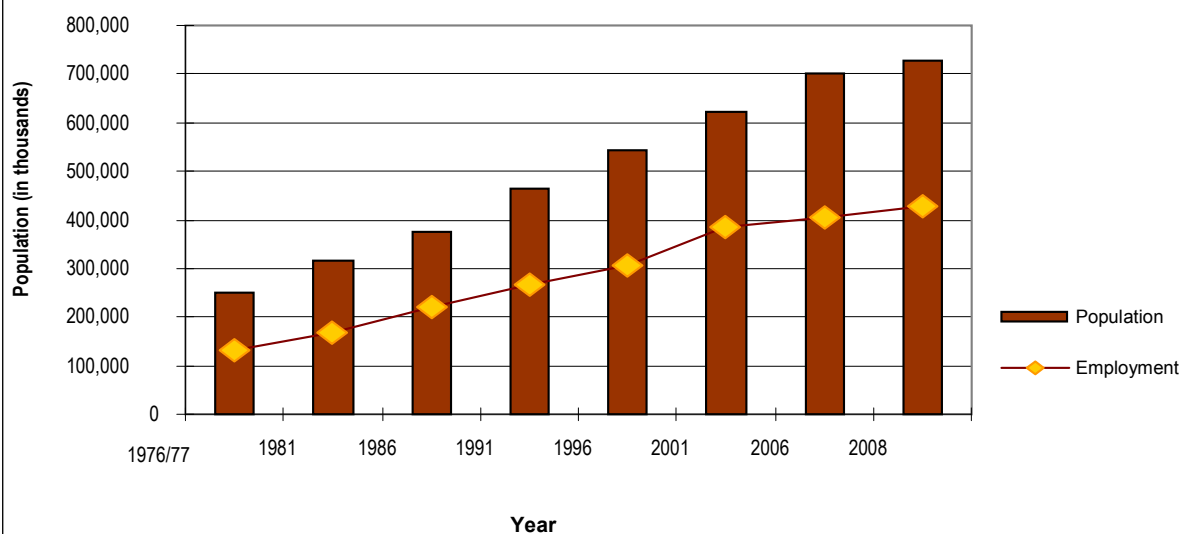
From 2007 to 2008 a 2.8% increase in employment was observed. This increase can be attributed in part to new buildings and expansions of existing businesses, such as Citi financial services, Bell Mobility, Canada Cartage, T.S.T Overland Express, Aditya Birla Minacs, GlaxoSmithKline in Meadowvale Business Park. As well, Hewlett-Packard in Airport Corporate showed an increase of over 500 employees from 2007 to 2008.

Other companies that have contributed to an increase in total employment for the City of Mississauga in 2008 include TD Bank Financial Group in Northeast and Gateway, SHOW Broadcast Services in Sheridan Park, and Airport Information Services at Lester B. Pearson International Airport. These companies all increased by approximately 300 employees from the previous year. Mid-sized and smaller firms also contributed to the total increase in employment.

---

<sup>7</sup> Population and employment numbers referenced in this section have been rounded.

Figure 6: Employment and Population Trends, 1976/77 to 2008



Sources: Census of Canada, City of Mississauga Employment Survey, 2008 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 2008 which is the 2008 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 2008 which is the City of Mississauga 2008 Growth Forecast projection of population for June 2008.

From 2007 to 2008, total vacancies decreased by 2% or 50 vacancies with the proportion of vacancies to business sites 10%, the same as the previous year. The number of vacancies in developments with five to nine units as well as greater than nine units vacant increased. This occurred mainly in office buildings and multi-unit industrial developments. Vacancies in developments with less than 5 units increased by 5% from 2007 to 2008.

The total number of vacant buildings decreased from 2007 to 2008 by 14% or by 30 buildings, for a total of approximately 180 buildings vacant. As expected, the majority of the vacant buildings are found in the Northeast area, the largest employment planning district in terms of area, number of businesses and employment. Some of this decrease is due to new industrial developments established in 2007 in Gateway and Northeast which became fully tenanted in 2008, as well as the expected business turnover within employment areas.

### **3.2 Businesses by Planning District**

As a whole, the number of operating businesses in the City increased 3.7% from 2004 to 2008. Table 6 summarizes the number of businesses by Planning District by year from 2004 to 2008.

The number of businesses from 2007 to 2008 decreased in some Planning Districts, with 5% decreases in City Centre, Sheridan and Sheridan Park. For example in Sheridan, the 5% decrease is the result of vacancy increases, representing 10% of total business sites within that district. In Sheridan Park there was a 5% decrease in the number of businesses however, in absolute numbers this is a change of only three businesses. In City Centre and Malton, several businesses expanded to occupy adjacent unit(s) that were once utilized by other businesses, hence the 5% decrease in the total number of businesses. In the Malton area, the number of vacancies from 2007 to 2008 almost doubled which also partially explains the reduction in operating businesses.

During the same time period, vacancies in the Dixie Planning District decreased in 2008 compared to the previous year by more than 8%, occurring mostly within office buildings, retail centres and multi-unit industrial developments. This change partially explains the 2% increase in total businesses for that district.

In some Planning Districts the number of businesses increased from 2007 to 2008, with a large percentage increase in the number of businesses but a small change in the absolute number. For instance, in Lisgar information for six additional businesses was collected in 2008, resulting in a 8% change from 2007 to 2008, and in East Credit sixteen additional businesses resulted in a 6% change.

Table 6: Businesses by Planning District, 2004-2008

| Planning District        | 2004          |             | 2005          |             | 2006          |             | 2007          |             | 2008          |             | % Change  |            |           |             |
|--------------------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|-----------|------------|-----------|-------------|
|                          | # of Business | % of Total  | # of Business | % of Total  | # of Business | % of Total  | # of Business | % of Total  | # of Business | % of Total  | 2004-2005 | 2005-2006  | 2006-2007 | 2007-2008   |
| Northeast                | 6,515         | 32%         | 6,585         | 31%         | 6,420         | 31%         | 6,540         | 31%         | 6,540         | 31%         | 1%        | -3%        | 2%        | 0%          |
| Gateway                  | 1,610         | 8%          | 1,635         | 8%          | 1,620         | 8%          | 1,680         | 8%          | 1,740         | 8%          | 1%        | -1%        | 3%        | 4%          |
| Dixie                    | 1,430         | 7%          | 1,480         | 7%          | 1,420         | 7%          | 1,485         | 7%          | 1,515         | 7%          | 4%        | -4%        | 4%        | 2%          |
| Meadowvale Business Park | 1,145         | 6%          | 1,220         | 6%          | 1,220         | 6%          | 1,275         | 6%          | 1,260         | 6%          | 6%        | 0.1%       | 4%        | -1%         |
| Cooksville               | 1,100         | 5%          | 1,100         | 5%          | 1,075         | 5%          | 1,085         | 5%          | 1,075         | 5%          | 0.2%      | -3%        | 1%        | -1%         |
| Western Business Park    | 915           | 4%          | 955           | 5%          | 970           | 5%          | 990           | 5%          | 1,005         | 5%          | 4%        | 2%         | 2%        | 2%          |
| City Centre              | 1,025         | 5%          | 1,025         | 5%          | 1,035         | 5%          | 1,050         | 5%          | 1,000         | 5%          | 0.1%      | 1%         | 1%        | -5%         |
| Airport Corporate        | 525           | 3%          | 540           | 3%          | 550           | 3%          | 570           | 3%          | 590           | 3%          | 4%        | 1%         | 4%        | 3%          |
| Lakeview                 | 525           | 3%          | 530           | 3%          | 535           | 3%          | 525           | 2%          | 510           | 2%          | 1%        | 0.2%       | -2%       | -2%         |
| Port Credit              | 465           | 2%          | 500           | 2%          | 490           | 2%          | 500           | 2%          | 500           | 2%          | 8%        | -2%        | 2%        | 0%          |
| Mavis-Erindale           | 470           | 2%          | 485           | 2%          | 495           | 2%          | 490           | 2%          | 490           | 2%          | 3%        | 2%         | 0%        | 0%          |
| Central Erin Mills       | 455           | 2%          | 470           | 2%          | 475           | 2%          | 480           | 2%          | 475           | 2%          | 3%        | 1%         | 1%        | -1%         |
| Streetsville             | 445           | 2%          | 445           | 2%          | 445           | 2%          | 440           | 2%          | 435           | 2%          | 0.4%      | 0.4%       | -1%       | -2%         |
| Clarkson-Lorne Park      | 410           | 2%          | 415           | 2%          | 410           | 2%          | 410           | 2%          | 415           | 2%          | 1%        | -2%        | 0%        | 0.5%        |
| Applewood                | 400           | 2%          | 400           | 2%          | 370           | 2%          | 395           | 2%          | 400           | 2%          | 1%        | -8%        | 6%        | 1%          |
| Hurontario               | 360           | 2%          | 365           | 2%          | 365           | 2%          | 395           | 2%          | 395           | 2%          | 1%        | 0.3%       | 7%        | 0%          |
| Lester B. Pearson        | 360           | 2%          | 345           | 2%          | 350           | 2%          | 320           | 2%          | 340           | 2%          | -4%       | 2%         | -9%       | 5%          |
| Malton                   | 340           | 2%          | 355           | 2%          | 355           | 2%          | 350           | 2%          | 340           | 2%          | 3%        | 0.3%       | -1%       | -4%         |
| East Credit              | 210           | 1%          | 235           | 1%          | 240           | 1%          | 290           | 1%          | 310           | 1%          | 11%       | 2%         | 17%       | 6%          |
| Southdown                | 255           | 1%          | 275           | 1%          | 260           | 1%          | 270           | 1%          | 270           | 1%          | 8%        | -7%        | 3%        | 0.4%        |
| Sheridan                 | 265           | 1%          | 265           | 1%          | 260           | 1%          | 280           | 1%          | 265           | 1%          | 1%        | -3%        | 6%        | -5%         |
| Rathwood                 | 245           | 1%          | 240           | 1%          | 240           | 1%          | 245           | 1%          | 245           | 1%          | -2%       | 0.4%       | 1%        | 0%          |
| Meadowvale               | 220           | 1%          | 225           | 1%          | 230           | 1%          | 230           | 1%          | 225           | 1%          | 3%        | 1%         | 2%        | -3%         |
| Erin Mills               | 205           | 1%          | 220           | 1%          | 220           | 1%          | 220           | 1%          | 215           | 1%          | 8%        | 1%         | -1%       | -2%         |
| Erindale                 | 160           | 1%          | 165           | 1%          | 160           | 1%          | 170           | 1%          | 170           | 1%          | 3%        | -2%        | 6%        | -2%         |
| Fairview                 | 125           | 1%          | 135           | 1%          | 130           | 1%          | 130           | 1%          | 130           | 1%          | 8%        | -4%        | -1%       | 2%          |
| Mineola                  | 110           | 1%          | 105           | 1%          | 105           | 0.5%        | 100           | 0.5%        | 100           | 0.5%        | -2%       | -3%        | -6%       | 1%          |
| Churchill Meadows        | 35            | 0.2%        | 50            | 0.2%        | 65            | 0.3%        | 80            | 0.4%        | 85            | 0.4%        | 28%       | 25%        | 17%       | 2%          |
| Lisgar                   | 50            | 0.2%        | 55            | 0.3%        | 65            | 0.3%        | 70            | 0.3%        | 80            | 0.4%        | 7%        | 15%        | 10%       | 8%          |
| Mississauga Valleys      | 70            | 0.3%        | 75            | 0.4%        | 75            | 0.4%        | 80            | 0.4%        | 80            | 0.4%        | 5%        | 1%         | 5%        | -1%         |
| Creditview               | 70            | 0.3%        | 70            | 0.3%        | 70            | 0.3%        | 70            | 0.3%        | 75            | 0.3%        | 1%        | -1%        | 3%        | 1%          |
| Meadowvale Village       | 50            | 0.2%        | 60            | 0.3%        | 60            | 0.3%        | 60            | 0.3%        | 60            | 0.3%        | 17%       | 2%         | 3%        | 0%          |
| Sheridan Park            | 55            | 0.3%        | 60            | 0.3%        | 60            | 0.3%        | 60            | 0.3%        | 55            | 0.3%        | 7%        | 3%         | -5%       | -5%         |
| <b>Total</b>             | <b>20,620</b> | <b>100%</b> | <b>21,105</b> | <b>100%</b> | <b>20,840</b> | <b>100%</b> | <b>21,340</b> | <b>100%</b> | <b>21,380</b> | <b>100%</b> | <b>2%</b> | <b>-1%</b> | <b>2%</b> | <b>0.2%</b> |

Numbers may not add due to rounding. Percentages are calculated based on unrounded figures.

## 4.0 KEY FINDINGS

This report presents a profile of employment and businesses in the City in 2008 and reviews employment and business growth trends. The principal findings of the report are as follows:

- Employment based on the 2008 Employment Survey was 401,285. When this figure is brought in line with the Census definition of employment to consider persons with multiple jobs and home-based businesses, the estimate of total employment is 427,165;
- The total employment estimate of 427,165 employees is a 5% difference from the City of Mississauga 2008 Growth Forecast projection of employment for June 2008 of 450,100 employees;
- Mississauga has an employment ratio of .59, that is, for every 100 residents of the City, there were 59 local jobs;
- There are approximately 26,115 fewer members of the Mississauga resident labour force than there are employment positions in the City of Mississauga. When unemployment is considered, it is estimated that Mississauga had a net imported labour force of 55,000 positions in 2008. This meets one of the population and employment objectives in Mississauga Plan, *"to continue to be a net importer of labour"*;
- Full-time employment was 90% of total employment and part-time employment was 10% of total employment in the City in 2008;
- 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 represents almost 40% of the total employment opportunities in the City in 2008;
- In 2008, the largest concentration of businesses was found in Northeast-West, Northeast-South, Northeast-North and Dixie;
- In terms of vacancies, the largest proportion of total city vacancies are found in districts that have the largest concentration of businesses such as Northeast-West, Northeast-South, Northeast-North and Dixie;
- The City's employment profile continues to be dominated by small businesses. In 2008, 72% of the City's businesses were establishments of less than 20 employees while 43% had fewer than five employees;
- The largest portion of the employment base in Mississauga was in mid-sized firms between 20 and 300 employees. These firms represent 15% of the total number of businesses but constitute 47% of the work force;

- Most Planning Districts had a representation of businesses with less than 300 employees, which provides for a range of employment opportunities. Mississauga's Strategic Plan objective to maintain a variety of employment opportunities is addressed in this distribution of businesses;
- Most Planning Districts had businesses in all size ranges and from all employment sectors. This reflects the diversity of employment and business activity in the City. It addresses the Strategic Plan and Mississauga Plan initiatives for a dynamic and diverse economic base with a range of employment opportunities;
- The largest concentration of businesses in Mississauga was in the retail trade sector. A total of 13% of businesses and 6% of employment positions are in retailing establishments. The second and third largest sectors are wholesaling and manufacturing, respectively. Thirteen percent of businesses in the City are wholesale, accounting for 14% of all employees and 13% of business activities are in manufacturing, consisting of 20% of total employment. Transportation and warehousing has been highlighted in the report. While this sector is ranked eighth in terms of the number of businesses (5%), it has the third largest number of employees in Mississauga, making up 12% of the total employment. Professional, scientific and technical services are a growing sector in the City of Mississauga, consisting of 7% of total employment as well as 7% of total businesses.
- The four business sectors wholesale trade, manufacturing, professional, scientific and technical services and transportation and warehousing make up approximately 38% of businesses and 53% of employment positions in the City. Although these four industries comprise a substantial portion of total employment and businesses in the City, there is representation from all nineteen business sectors. The presence of firms in these sectors reflects the diversity of employment and business activity in the City and addresses the Strategic Plan initiative that Mississauga maintains a dynamic and diverse economic base;
- Employment density refers to the number of employees per geographic area, using the total employment of each traffic zone and the area of that traffic zone. The City's average gross employment density is 14 employees per hectare (5 employees per acre) and the average net employment density is 45 employees per hectare (18 per acre). The greatest concentrations of employment density are found in areas containing multiple storey buildings such as hospitals (the Credit Valley Hospital and the Trillium Health Centre), office buildings, and large retailing, wholesaling, manufacturing, and transportation and warehousing companies;
- From 2007 to 2008, total vacancies decreased by 2% or 50 vacancies with the proportion of vacancies at 10% of total businesses, the same as in 2007;
- There has been an increase in the number of businesses in the City from 2004 to 2008 by approximately 3.7%. However, some individual Planning Districts have experienced significant increase and decreases in the business count; and
- From 2007 to 2008, a 2.8% increase in employment was observed. This increase is attributed to new buildings and expansions to existing businesses.

# MISSISSAUGA

Appendix A:  
Planning Districts

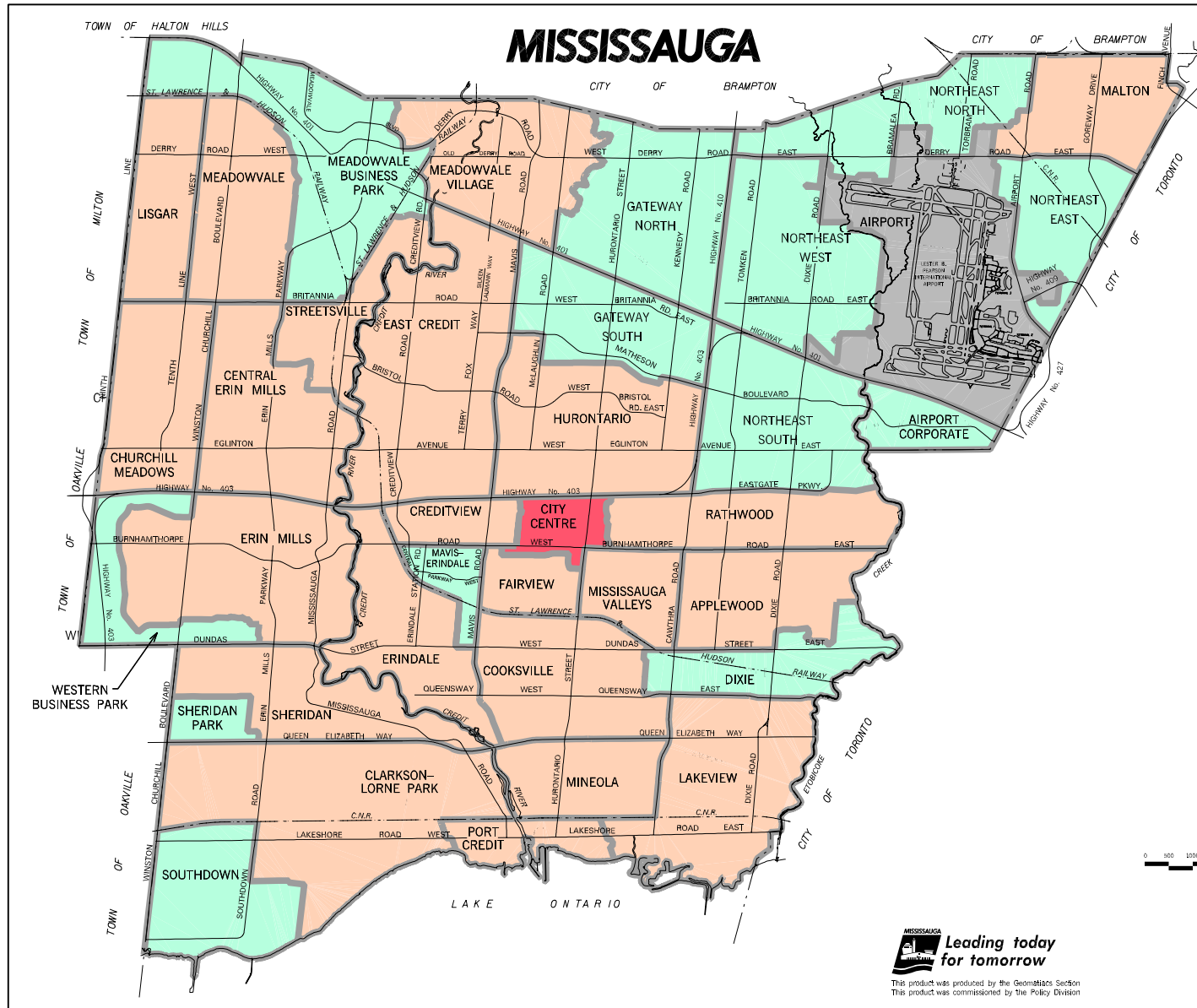
- RESIDENTIAL
- EMPLOYMENT
- CITY CENTRE
- AIRPORT



**Leading today  
for tomorrow**

This product was produced by the Geomatics Section  
This product was commissioned by the Policy Division

March 2009





## **Appendix B: Employment Adjustment Factors**

### **Residential Adjustment Factor**

The residential adjustment factor of 6.952 was applied to businesses in Residential Districts with no employment data. This adjustment factor is the average number of employees for all businesses in Residential Districts, with less than 100 employees.

### **Employment Adjustment Factors**

The following adjustment factors were applied to businesses with no employment data in each Employment District:

| <b>Planning District</b> | <b>Adjustment Factor</b> |
|--------------------------|--------------------------|
| Airport Corporate        | 14.500                   |
| City Centre              | 9.901                    |
| Dixie                    | 6.842                    |
| Gateway                  | 13.978                   |
| Lester B. Pearson        | 7.946                    |
| Mavis-Erindale           | 9.366                    |
| Meadowvale Business Park | 12.706                   |
| Northeast                | 9.731                    |
| Sheridan Park            | 21.063                   |
| Southdown                | 9.265                    |
| Western Business Park    | 8.767                    |

The employment adjustment factor is the average number of employees for all businesses in each Planning District with less than 100 employees.

## Appendix C: Businesses with 300+ Employees

| Business Name  | Street Address        | Planning District        |
|--|-----------------------|--------------------------|
| <b><i>Businesses with 1000+ employees</i></b>          |                       |                          |
| Accenture Inc.   | 5450 Explorer Dr      | Airport Corporate        |
| Air Canada   | 1 PIA                 | Lester B. Pearson        |
| Atomic Energy of Canada Ltd. (AECL)                    | 2251 Speakman Dr      | Sheridan Park            |
| Bell Canada  | 5115 Creekbank Rd     | Northeast                |
| Bell Mobility  | 5099 Creekbank Rd     | Northeast                |
| Canada Cartage   | 1115 Cardiff Blvd     | Northeast                |
| Canada Post - Gateway Postal Facility                  | 4567 Dixie Rd         | Northeast                |
| Cara Operations  | 2498 Britannia Rd E   | Lester B. Pearson        |
| CFM Majestic Vermont Castings                          | 2695 Meadowvale Blvd  | Meadowvale Business Park |
| Citi   | 5900 Hurontario St    | Gateway                  |
| City of Mississauga (City Hall)                        | 300 City Centre Dr    | City Centre              |
| Credit Valley Hospital, The                            | 2200 Eglinton Ave W   | Central Erin Mills       |
| GlaxoSmithKline Inc.                                   | 7333 Mississauga Rd   | Meadowvale Business Park |
| Greater Toronto Airports Authority                     | 3111 Convair Dr       | Lester B. Pearson        |
| Group 4 Falck  | 5770 Hurontario St    | Gateway                  |
| Hewlett-Packard (Canada) Co.                           | 5150 Spectrum Way     | Airport Corporate        |
| Honeywell  | 3333 Unity Dr         | Western Business Park    |
| Mississauga Transit                                    | 975 Central Pky W     | Mavis-Erindale           |
| R B C Financial Group                                  | 6880 Financial Dr     | Meadowvale Business Park |
| Royal Bank of Canada                                   | 6880 Financial Dr     | Meadowvale Business Park |
| T S T Overland Express                                 | 5200 Maingate Dr      | Northeast                |
| TD Bank Financial Group                                | 4880 Tahoe Blvd       | Northeast                |
| Trillium Health Centre - Mississauga Site              | 100 Queensway W       | Cooksville               |
| University of Toronto at Mississauga - Erindale Campus | 3359 Mississauga Rd   | Erin Mills               |
| Wal-Mart Canada Inc.                                   | 1940 Argentia Rd      | Meadowvale Business Park |
| <b><i>Businesses with 500-999 employees:</i></b>       |                       |                          |
| Aditya Birla Minacs                                    | 6655 Airport Rd       | Northeast                |
| AstraZeneca Canada Inc.                                | 1004 Middlegate Rd    | Dixie                    |
| Bantrel  | 5925 Airport Rd       | Northeast                |
| C P I Plastics Group Ltd.                              | 151 Courtneypark Dr W | Gateway                  |
| Canada Revenue Agency                                  | 5800 Hurontario St    | Gateway                  |
| Cara   | 6299 Airport Rd       | Northeast                |
| Carlson Marketing Group                                | 2845 Matheson Blvd E  | Airport Corporate        |
| Citigroup  | 2920 Matheson Blvd E  | Airport Corporate        |
| FedEx Canada Ltd.                                      | 6895 Bramalea Rd      | Lester B. Pearson        |
| General Electric Canada                                | 2300 Meadowvale Blvd  | Meadowvale Business Park |
| Hatch  | 2800 Speakman Dr      | Sheridan Park            |
| Ingram Micro Inc.                                      | 55 Standish Crt       | Gateway                  |
| Intria Items Inc. (Processing Centre)                  | 155 Britannia Rd E    | Gateway                  |
| Loblaw Companies East                                  | 6363 Millcreek Dr     | Meadowvale Business Park |

| Name Business  | Street Address         | Planning District        |
|--|------------------------|--------------------------|
| <b>Businesses with 500-999 employees:</b>                            |                        |                          |
| Loyalty Management Group   | 5055 Satellite Dr      | Airport Corporate        |
| Maple Leaf Consumer Foods  | 6985 Financial Dr      | Meadowvale Business Park |
| Matrix Logistics Services Ltd.                                       | 6941 Kennedy Rd        | Gateway                  |
| Maxxam Analytics Inc.  | 6740 Campobello Rd     | Meadowvale Business Park |
| Microsoft Canada Co.   | 1950 Meadowvale Blvd   | Meadowvale Business Park |
| Minacs Inc.  | 6725 Airport Rd        | Northeast                |
| Ontario Energy Savings Corp.   | 6345 Dixie Rd          | Northeast                |
| Oracle Corp. Canada  | 100 Milverton Dr       | Gateway                  |
| Patheon Inc.   | 2100 Syntex Crt        | Meadowvale Business Park |
| Personal Insurance Company of Canada/Certas Direct Insurance Company | 3 Robert Speck Pky     | City Centre              |
| Purolator Courier Ltd.   | 5995 Avebury Rd        | Gateway                  |
| Resolve Corporation  | 2 Robert Speck Pky     | City Centre              |
| Royal & SunAlliance Insurance Co.                                    | 2225 Erin Mills Pky    | Sheridan                 |
| S C M Supply Chain Management  | 6800 Maritz Dr         | Gateway                  |
| Sobeys Ontario   | 6355 Viscount Rd       | Northeast                |
| Symcor   | 1 Robert Speck Pky     | City Centre              |
| Symcor Inc.  | 1625 Tech Ave          | Northeast                |
| United Technologies Pratt & Whitney Canada Inc.                      | 1801 Courtneypark Dr E | Northeast                |
| Winners Merchant LP  | 3185 American Dr       | Northeast                |
| Winners Merchants Inc.   | 6715 Airport Rd        | Northeast                |
| <b>Businesses with 300-499 employees:</b>                            |                        |                          |
| ADP Canada   | 6200 Kenway Dr         | Gateway                  |
| Airport Information Services   | 1 PIA                  | Lester B. Pearson        |
| Amhil Enterprises  | 400 Traders Blvd E     | Gateway                  |
| Baxter Corporation   | 4 Robert Speck Pky     | City Centre              |
| Bell World   | 5055 Satellite Dr      | Airport Corporate        |
| Booth Centennial Healthcare Linen Services                           | 6580 Northwest Dr      | Northeast                |
| Broan-Nutone Canada Inc.   | 1140 Tristar Dr        | Northeast                |
| C C S I Technology Solutions   | 2480 Meadowvale Blvd   | Meadowvale Business Park |
| C G I Information Systems & Management Consultants                   | 2480 Meadowvale Blvd   | Meadowvale Business Park |
| C M L Healthcare Inc.  | 6560 Kennedy Rd        | Gateway                  |
| Cabano Kingsway Transport  | 1100 Haultain Crt      | Northeast                |
| Canadian Pacific Railway   | 1290 Central Pky W     | Mavis-Erindale           |
| Canon Canada Inc.  | 6390 Dixie Rd          | Northeast                |
| Cara Operation Ltd.  | 6303 Airport Rd        | Northeast                |
| Chubb Security Systems   | 5201 Explorer Dr       | Airport Corporate        |
| CIBA Vision Sterile Manufacturing Ltd.                               | 6515 Kitimat Rd        | Meadowvale Business Park |
| Citizenship & Immigration Canada Greater Toronto Enforcement Centre  | 6900 Airport Rd        | Northeast                |
| Coatings 85 Ltd.   | 7007 Davand Dr         | Northeast                |
| Collins & Aikman Plastics Ltd.                                       | 590 Abilene Dr         | Gateway                  |
| Commercial Spring & Tool Co. Ltd.                                    | 160 Watline Ave        | Gateway                  |
| Consolidated Aviation Fuelling of Toronto Ltd.                       | 5600 Silver Dart Dr    | Lester B. Pearson        |
| Corporate Express Canada Inc.  | 550 Pendant Dr         | Gateway                  |

| Business Name  | Street Address          | Planning District        |
|--|-------------------------|--------------------------|
| <b>Businesses with 300-499 employees:</b>                                |                         |                          |
| Coseco Insurance Inc.  | 5600 Cancross Crt       | Gateway                  |
| Daimler Chrysler   | 350 Hazelhurst Rd       | Southdown                |
| Delta Meadowvale Resort & Conference Centre                              | 6750 Mississauga Rd     | Meadowvale Business Park |
| Drakkar Human Resources Inc.   | 1137 Derry Rd E         | Northeast                |
| Dufferin Peel Catholic District School Board (Catholic Education Centre) | 40 Matheson Blvd W      | Gateway                  |
| E.I. Du Pont Canada Company  | 7070 Mississauga Rd     | Meadowvale Business Park |
| Emergis Inc.   | 5090 Explorer Dr        | Airport Corporate        |
| Erinoak Kids   | 2277 South Millway      | Erin Mills               |
| Faurecia Automotive Seating Canada Ltd.                                  | 6141 Vipond Dr          | Northeast                |
| Federal Express Canada Ltd.  | 5985 Explorer Dr        | Airport Corporate        |
| G N Johnston Equipment Co. Ltd.  | 5990 Avebury Rd         | Gateway                  |
| Garland Commercial Ranges Ltd.   | 1177 Kamato Rd          | Northeast                |
| General Mills Corp.  | 5825 Explorer Dr        | Airport Corporate        |
| Government of Canada/ Canada Customs and Revenue Agency                  | 1980 Matheson Blvd E    | Northeast                |
| H B Group Insurance Management Ltd.                                      | 5600 Cancross Crt       | Gateway                  |
| Hoffmann-La Roche Ltd.   | 2455 Meadowpine Blvd    | Meadowvale Business Park |
| Indalex Ltd.   | 5675 Kennedy Rd         | Gateway                  |
| Independent Electricity System Operator                                  | 2635 Lakeshore Rd W     | Southdown                |
| International Automotive Components                                      | 3100 Caravelle Dr       | Northeast                |
| Johnson Controls Mississauga LP  | 6450 Cantay Rd          | Gateway                  |
| Kingsway General Insurance Company                                       | 7120 Hurontario St      | Gateway                  |
| Kuehne + Nagel International Ltd.  | 5800 Hurontario St      | Gateway                  |
| LG Electronics   | 550 Matheson Blvd E     | Gateway                  |
| Livingston International Inc.  | 6725 Airport Rd         | Northeast                |
| M D S Pharma Services  | 1980 Matheson Blvd E    | Northeast                |
| Maritz Canada Inc.   | 6900 Maritz Dr          | Gateway                  |
| Medtronic of Canada Ltd.   | 6733 Kitimat Rd         | Meadowvale Business Park |
| Metroland Media Group Ltd.   | 3125 Wolfedale Rd       | Mavis-Erindale           |
| Ministry of Finance  | 77 City Centre Dr       | City Centre              |
| Mississauga Seating Systems  | 400 Courtneypark Dr E   | Gateway                  |
| MJ Manufacturing   | 2457 Lakeshore Rd W     | Southdown                |
| Morguard Investments Ltd. - Property Management Office                   | 55 City Centre Dr       | City Centre              |
| NAV Canada   | 6055 Midfield Rd        | Lester B. Pearson        |
| NexInnovations Inc.  | 5700 Explorer Dr        | Airport Corporate        |
| Orenda Aerospace Corp.   | 3160 Derry Rd E         | Northeast                |
| P C L Constructors Canada Inc.   | 2085 Hurontario St      | Cooksville               |
| Pacific Western Transportation Ltd.                                      | 6999 Ordan Dr           | Northeast                |
| Panalpina  | 5800 Avebury Rd         | Gateway                  |
| Panasonic Canada Inc.  | 5770 Ambler Dr          | Northeast                |
| Peel Children's Aid  | 6860 Century Ave        | Meadowvale Business Park |
| Peel District School Board   | 5650 Hurontario St      | Gateway                  |
| Peel Region Police   | 180 Derry Rd E          | Gateway                  |
| Pepsi Bottling Group, The  | 5900 Falbourne St       | Gateway                  |
| Petro-Canada Business Centre   | 2489 North Sheridan Way | Sheridan Park            |

| Business Name                                    | Street Address        | Planning District        |
|--|-----------------------|--------------------------|
| <b><i>Businesses with 300-499 employees:</i></b> |                       |                          |
| Petro-Canada Lubricants                          | 385 Southdown Rd      | Southdown                |
| Pharma Medica Research Inc.                      | 6100 Belgrave Rd      | Gateway                  |
| PPG Canada Inc.                                  | 880 Avonhead Rd       | Southdown                |
| Premier Candle Corp.                             | 960 Britannia Rd E    | Northeast                |
| Psion Teklogix Inc.                              | 2100 Meadowvale Blvd  | Meadowvale Business Park |
| Rexel Canada Electrical Inc.                     | 5600 Keaton Cres      | Gateway                  |
| Rollstar Metal Forming                           | 6655 Northwest Dr     | Northeast                |
| Rosedale Group, The                              | 6845 Invader Cres     | Northeast                |
| RR Donnelley                                     | 6100 Vipond Dr        | Northeast                |
| Rubbermaid Canada Inc.                           | 2550 Stanfield Rd     | Dixie                    |
| Salcros Maintenance Contractors Ltd.             | 7331 Bramalea Rd      | Northeast                |
| Samuel Son & Co., Ltd.                           | 2360 Dixie Rd         | Dixie                    |
| Shaw Satellite Services/Star Choice              | 2055 Flavell Blvd     | Sheridan Park            |
| Shopping Channel, The                            | 59 Ambassador Dr      | Gateway                  |
| SHOW Broadcast Services                          | 2055 Flavell Blvd     | Sheridan Park            |
| Skyservice Airlines                              | 3 PIA                 | Lester B. Pearson        |
| SS&C Technologies                                | 5255 Orbitor Dr       | Airport Corporate        |
| Stackpole Ltd. - Automotive Gear Division        | 2430 Royal Windsor Dr | Southdown                |
| Sysco Food Services of Toronto Inc.              | 7055 Kennedy Rd       | Gateway                  |
| Tech Data Canada Inc.                            | 6911 Creditview Rd    | Meadowvale Business Park |
| The Brick  | 6765 Kennedy Rd       | Gateway                  |
| Trans X Ltd.                                     | 7225 Transmark Crt    | Northeast                |
| TransGlobe Property Management Services          | 5310 Explorer Dr      | Airport Corporate        |
| Transportation and Works Department              | 3185 Mavis Rd         | Cooksville               |
| Wal-Mart   | 800 Matheson Blvd W   | East Credit              |
| Wal-Mart   | 100 City Centre Dr    | City Centre              |
| Wells Fargo Financial Corporation Canada         | 55 Standish Crt       | Gateway                  |
| World Vision Canada                              | 1 World Dr            | Gateway                  |

Note: The businesses in this table are those with 300 or more employees as illustrated in Map 2. The table and map do not include businesses with a combined total of 300 or more employees in multiple locations across the City.

## **Appendix D: NAICS Descriptions**

### **NAICS**

The NAICS (North American Industry Classification System) is a classification system used to describe businesses' economic activities. There are nineteen business sectors listed. These sectors are described below.

#### ***Accommodation and Food Services (NAICS Code 72)***

This sector comprises establishments primarily engaged in providing short-term lodging and complementary services to travellers, vacationers and others. These facilities include hotels, motor hotels, resorts, motels, casino hotels, bed and breakfast accommodation, housekeeping cottages and cabins, recreational vehicle parks and campgrounds, hunting and fishing camps, and various types of recreational and adventure camps. This sector also comprises establishments primarily engaged in preparing meals, snacks and beverages, to customer order, for immediate consumption on and off the premises.

#### ***Administrative and Support and Waste Management (NAICS Code 56)***

This sector comprises of establishments primarily engaged in activities that support the day-to-day operations of other organizations, and those primarily engaged in waste management activities.

#### ***Arts, Entertainment and Recreation (NAICS Code 71)***

This sector comprises establishments primarily engaged in operating facilities or providing services to meet the cultural, entertainment and recreational interests of their patrons. These establishments produce, promote or participate in live performances, events or exhibits intended for public viewing and they preserve and exhibit objects and sites of historical, cultural or educational interest. This sector also includes facilities that provide services for patrons to participate in sports, recreational activities or pursue amusement, hobbies and leisure-time interests.

#### ***Construction (NAICS Code 23)***

This sector comprises establishments primarily engaged in constructing, repairing and renovating buildings and engineering works, and in subdividing and developing land. They may operate on their own account or under contract to other establishments, producing complete projects or just parts of projects. Establishments often subcontract some or all of the work involved in a project; they may produce new construction, or undertake repairs and renovations to existing structures.

*Educational Services (NAICS Code 61)*

This sector comprises establishments primarily engaged in providing instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities and training centres. These establishments may be privately owned and operated, either for profit or not, or they may be publicly owned and operated and may offer food and accommodation services to their students.

*Finance and Insurance (NAICS Code 52)*

This sector comprises establishments primarily engaged in financial transactions (that is, transactions involving the creation, liquidation, or change in ownership of financial assets) or in facilitating financial transactions.

*Health Care and Social Assistance (NAICS Code 62)*

This sector comprises establishments primarily engaged in providing health care by diagnosis and treatment, providing residential care for medical and social reasons, and providing social assistance, such as counselling, welfare, child protection, community housing and food services, vocational rehabilitation and child care.

*Information and Cultural Industries (NAICS Code 51)*

This sector comprises establishments primarily engaged in creating and disseminating (except by wholesale and retail methods) information and cultural products, such as written works, musical works or recorded performances, recorded dramatic performances, software and information databases, or providing the means to disseminate them. This includes establishments that provide access to equipment and expertise to process.

*Management of Companies and Enterprises (NAICS Code 55)*

This industry comprises establishments primarily engaged in managing companies and enterprises and/or holding the securities or financial assets of companies and enterprises, for the purpose of owning a controlling interest in them and/or influencing their management decisions. They may undertake the function of management, or they may entrust the function of financial management to portfolio managers.

*Manufacturing (NAICS Codes 31-33)*

The sector comprises establishments engaged in physical or chemical transformation of materials or substances into new products. Products may be finished (ready for use or consumption), or semi-finished (ready for another business to further manufacture). Related activities such as assembly of component parts, blending and finishing of products (by dyeing, heat treating or plating) are also considered manufacturing. Manufacturing firms are also known as plants, factories or mills.

#### *Other Services (NAICS Code 81)*

This sector comprises establishments, not classified to any other sector. They are primarily engaged in repairing, or performing general or routine maintenance, on motor vehicles, machinery, equipment and other products to ensure that they work efficiently. These establishments may provide personal care services, funeral services, laundry services and other services to individuals (such as pet care services and photo finishing services). Also included are businesses that organize and promote religious activities, support various causes through grant-making, promote various social and political causes, and promote and defend the interests of their members.

#### *Primary Industry (NAICS Codes 11 and 21)*

This sector includes Agriculture, Forestry, Fishing and Hunting, and Mining and Oil and Gas Extraction.

##### *Agriculture, Forestry, Fishing and Hunting:*

This sector comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, harvesting fish and other animals from their natural habitats and providing related support activities.

##### *Mining and Oil and Gas Extraction:*

This sector comprises establishments primarily engaged in extracting naturally occurring minerals. These can be solids (such as coal and ores), liquids (such as crude petroleum), and gases (such as natural gas). Mining includes quarrying, well operations, milling and other preparation customarily done at the mine site, or as a part of mining activity. Establishments engaged in exploration for minerals, development of mineral properties and mining operations are included in this sector.

#### *Professional, Scientific and Technical Services (NAICS Code 54)*

This sector comprises establishments primarily engaged in activities in which human capital is the major input. These establishments make available the knowledge and skills of their employees, often on an assignment basis. The individual industries of this sector are defined on the basis of the particular expertise and training of the service provider.

#### *Public Administration (NAICS Code 91)*

This sector comprises establishments primarily engaged in activities of a governmental nature, that is, the enactment and judicial interpretation of laws and their pursuant regulations, and the administration of programs based on them. This includes legislative activities, taxation, national defence, public order and safety, immigration services, foreign affairs and international assistance, and the administration of government programs.

#### *Real Estate and Rental and Leasing (NAICS Code 53)*

This sector comprises establishments primarily engaged in renting, leasing or otherwise allowing the use of tangible or intangible assets. Establishments included are those primarily engaged in managing, renting and/or buying of real estate for others and appraising real estate.



*Retail Trade (NAICS Codes 44-45)*

The retail trade sector comprises establishments engaged in retailing merchandise generally without transformation and rendering services incidental to the sale of merchandise.

*Transportation and Warehousing (NAICS Code 48-49)*

The transportation and warehousing sector comprises businesses engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. Transportation can be by road, rail, water, air or pipeline. This sector also includes national post office and courier businesses.

*Utilities (NAICS Code 22)*

This sector comprises establishments primarily engaged in operating electric, gas and water utilities. These establishments generate, transmit, control and distribute electric power, distribute natural gas, treat and distribute water, operate sewer systems and sewage treatment facilities, and provide related services, generally through a permanent infrastructure of lines, pipes and treatment and processing facilities.

*Wholesale Trade (NAICS Code 41)*

This sector comprises establishments primarily engaged in wholesaling merchandise and providing related logistics, marketing and support services. The wholesaling process is generally an intermediate step in the distribution of merchandise; many wholesalers are organized to sell merchandise in large quantities to retailers, and business and institutional clients. These may also include suppliers of non-consumer capital goods that sell merchandise in single units to final users.

*Source: Statistics Canada, North American Industry Classification System, 2002*

## TOWN OF HALTON HILLS



## Appendix F: Employment Density Calculations

| Traffic Zone | Gross Density         |                    | Net Density           |                    |
|--------------|-----------------------|--------------------|-----------------------|--------------------|
|              | Employees per Hectare | Employees per Acre | Employees per Hectare | Employees per Acre |
| 1            | 36.0                  | 14.6               | 59.2                  | 24.0               |
| 2            | 2.0                   | 0.8                | 19.0                  | 7.7                |
| 3            | 0.9                   | 0.3                | 21.5                  | 8.7                |
| 4            | 1.7                   | 0.7                | 18.0                  | 7.3                |
| 5            | 67.6                  | 27.4               | 147.3                 | 59.6               |
| 6            | 1.4                   | 0.6                | 22.0                  | 8.9                |
| 7            | 7.9                   | 3.2                | 36.0                  | 14.6               |
| 8            | 77.8                  | 31.5               | 103.5                 | 41.9               |
| 9            | 33.8                  | 13.7               | 54.4                  | 22.0               |
| 10           | 2.5                   | 1.0                | 24.2                  | 9.8                |
| 11           | 59.7                  | 24.2               | 80.5                  | 32.6               |
| 12           | 44.6                  | 18.0               | 66.1                  | 26.8               |
| 13           | 191.1                 | 77.3               | 252.9                 | 102.4              |
| 14           | 5.6                   | 2.3                | 23.7                  | 9.6                |
| 15           | 1.3                   | 0.5                | 23.8                  | 9.6                |
| 16           | 2.7                   | 1.1                | 38.7                  | 15.7               |
| 17           | 3.4                   | 1.4                | 37.2                  | 15.1               |
| 18           | 38.0                  | 15.4               | 88.6                  | 35.8               |
| 19           | 0.7                   | 0.3                | 25.4                  | 10.3               |
| 20           | 5.6                   | 2.3                | 27.2                  | 11.0               |
| 21           | 26.8                  | 10.8               | 41.4                  | 16.7               |
| 22           | 6.6                   | 2.7                | 69.6                  | 28.2               |
| 23           | 1.8                   | 0.7                | 45.7                  | 18.5               |
| 24           | 16.4                  | 6.7                | 49.6                  | 20.1               |
| 25           | 5.3                   | 2.2                | 5.7                   | 2.3                |
| 26           | 37.0                  | 15.0               | 53.1                  | 21.5               |
| 27           | 23.2                  | 9.4                | 31.5                  | 12.8               |
| 28           | 1.6                   | 0.6                | 12.3                  | 5.0                |
| 29           | 1.9                   | 0.8                | 17.2                  | 7.0                |
| 30           | 6.5                   | 2.6                | 40.6                  | 16.4               |
| 31           | 7.5                   | 3.0                | 17.7                  | 7.2                |
| 32           | 222.1                 | 89.9               | 315.6                 | 127.7              |
| 33           | 32.8                  | 13.3               | 75.7                  | 30.7               |
| 34           | 19.6                  | 7.9                | 47.1                  | 19.1               |
| 35           | 16.0                  | 6.5                | 55.1                  | 22.3               |
| 36           | 0.8                   | 0.3                | 22.3                  | 9.0                |
| 37           | 0.3                   | 0.1                | 11.9                  | 4.8                |
| 38           | 3.2                   | 1.3                | 28.3                  | 11.4               |

| Traffic Zone | Gross Density         |                    | Net Density           |                    |
|--------------|-----------------------|--------------------|-----------------------|--------------------|
|              | Employees per Hectare | Employees per Acre | Employees per Hectare | Employees per Acre |
| 39           | 8.5                   | 3.4                | 14.9                  | 6.0                |
| 40           | 2.7                   | 1.1                | 51.0                  | 20.6               |
| 41           | 3.5                   | 1.4                | 52.4                  | 21.2               |
| 42           | 11.5                  | 4.6                | 62.1                  | 25.1               |
| 43           | 7.0                   | 2.8                | 44.9                  | 18.2               |
| 44           | 3.3                   | 1.4                | 48.1                  | 19.5               |
| 45           | 1.4                   | 0.6                | 14.3                  | 5.8                |
| 46           | 0.6                   | 0.2                | 18.5                  | 7.5                |
| 47           | 0.5                   | 0.2                | 38.1                  | 15.4               |
| 48           | 2.1                   | 0.8                | 23.3                  | 9.4                |
| 49           | 3.2                   | 1.3                | 31.2                  | 12.6               |
| 50           | 3.2                   | 1.3                | 35.4                  | 14.3               |
| 51           | 3.5                   | 1.4                | 61.7                  | 25.0               |
| 52           | 0.7                   | 0.3                | 36.4                  | 14.7               |
| 53           | 5.0                   | 2.0                | 42.3                  | 17.1               |
| 54           | 1.6                   | 0.6                | 28.1                  | 11.4               |
| 55           | 2.4                   | 1.0                | 32.5                  | 13.2               |
| 56           | 0.9                   | 0.4                | 18.0                  | 7.3                |
| 57           | 13.7                  | 5.5                | 59.6                  | 24.1               |
| 58           | 3.9                   | 1.6                | 33.1                  | 13.4               |
| 59           | 15.8                  | 6.4                | 56.6                  | 22.9               |
| 60           | 35.0                  | 14.2               | 42.4                  | 17.1               |
| 61           | 19.5                  | 7.9                | 37.7                  | 15.3               |
| 62           | 19.6                  | 8.0                | 54.2                  | 22.0               |
| 63           | 1.5                   | 0.6                | 16.0                  | 6.5                |
| 64           | 3.3                   | 1.3                | 29.2                  | 11.8               |
| 65           | 19.3                  | 7.8                | 53.6                  | 21.7               |
| 66           | 20.4                  | 8.2                | 57.5                  | 23.3               |
| 67           | 13.6                  | 5.5                | 79.2                  | 32.0               |
| 68           | 2.4                   | 1.0                | 36.0                  | 14.6               |
| 69           | 5.0                   | 2.0                | 35.4                  | 14.3               |
| 70           | 17.1                  | 6.9                | 44.3                  | 17.9               |
| 71           | 26.2                  | 10.6               | 58.7                  | 23.7               |
| 72           | 22.8                  | 9.2                | 151.6                 | 61.3               |
| 73           | 1.1                   | 0.4                | 18.2                  | 7.4                |
| 74           | 3.0                   | 1.2                | 25.4                  | 10.3               |
| 75           | 5.0                   | 2.0                | 32.2                  | 13.0               |
| 76           | 1.0                   | 0.4                | 31.9                  | 12.9               |
| 77           | 1.4                   | 0.6                | 33.4                  | 13.5               |
| 78           | 1.5                   | 0.6                | 31.9                  | 12.9               |
| 79           | 68.4                  | 27.7               | 136.5                 | 55.2               |
| 80           | 2.5                   | 1.0                | 36.4                  | 14.7               |

| Traffic Zone | Gross Density         |                    | Net Density           |                    |
|--------------|-----------------------|--------------------|-----------------------|--------------------|
|              | Employees per Hectare | Employees per Acre | Employees per Hectare | Employees per Acre |
| 81           | 1.8                   | 0.7                | 40.0                  | 16.2               |
| 82           | 1.4                   | 0.6                | 37.8                  | 15.3               |
| 83           | 1.9                   | 0.8                | 38.2                  | 15.4               |
| 84           | 3.2                   | 1.3                | 38.9                  | 15.7               |
| 85           | 1.0                   | 0.4                | 31.5                  | 12.8               |
| 86           | 8.3                   | 3.4                | 119.0                 | 48.2               |
| 87           | 2.5                   | 1.0                | 36.7                  | 14.9               |
| 88           | 3.1                   | 1.2                | 24.7                  | 10.0               |
| 89           | 2.2                   | 0.9                | 22.6                  | 9.1                |
| 90           | 5.9                   | 2.4                | 44.7                  | 18.1               |
| 91           | 1.5                   | 0.6                | 27.1                  | 10.9               |
| 92           | 22.6                  | 9.2                | 32.1                  | 13.0               |
| 93           | 41.9                  | 16.9               | 65.3                  | 26.4               |
| 94           | 3.2                   | 1.3                | 38.6                  | 15.6               |
| 95           | 25.6                  | 10.3               | 40.0                  | 16.2               |
| 96           | 23.1                  | 9.3                | 41.7                  | 16.9               |
| 97           | 5.5                   | 2.2                | 13.0                  | 5.3                |
| 98           | 18.3                  | 7.4                | 49.0                  | 19.8               |
| 99           | 54.5                  | 22.0               | 106.7                 | 43.2               |
| 100          | 43.3                  | 17.5               | 58.9                  | 23.8               |
| 101          | 52.4                  | 21.2               | 86.2                  | 34.9               |
| 102          | 99.2                  | 40.1               | 182.0                 | 73.7               |
| 103          | 33.2                  | 13.4               | 47.0                  | 19.0               |
| 104          | 37.5                  | 15.2               | 51.7                  | 20.9               |
| 105          | 30.4                  | 12.3               | 45.0                  | 18.2               |
| 106          | 32.4                  | 13.1               | 49.6                  | 20.1               |
| 107          | 19.1                  | 7.7                | 25.3                  | 10.3               |
| 108          | 0.4                   | 0.2                | 1.1                   | 0.5                |
| 109          | 25.7                  | 10.4               | 27.0                  | 10.9               |
| 110          | 46.6                  | 18.8               | 62.4                  | 25.3               |
| 111          | 18.6                  | 7.5                | 36.8                  | 14.9               |
| 112          | 2.7                   | 1.1                | 32.8                  | 13.3               |
| 113          | 21.6                  | 8.7                | 34.7                  | 14.0               |
| 114          | 2.0                   | 0.8                | 32.6                  | 13.2               |
| 115          | 6.7                   | 2.7                | 41.5                  | 16.8               |
| 116          | 1.5                   | 0.6                | 30.8                  | 12.5               |
| 117          | 8.7                   | 3.5                | 29.8                  | 12.1               |
| 118          | 2.8                   | 1.1                | 35.3                  | 14.3               |
| 119          | 5.3                   | 2.2                | 37.3                  | 15.1               |
| 120          | 16.6                  | 6.7                | 40.2                  | 16.3               |
| 121          | 33.3                  | 13.5               | 69.3                  | 28.0               |
| 122          | 1.4                   | 0.6                | 23.9                  | 9.7                |

| Traffic Zone     | Gross Density         |                    | Net Density           |                    |
|------------------|-----------------------|--------------------|-----------------------|--------------------|
|                  | Employees per Hectare | Employees per Acre | Employees per Hectare | Employees per Acre |
| 209              | 2.8                   | 1.1                | 29.6                  | 12.0               |
| 210              | 0.8                   | 0.3                | 20.8                  | 8.4                |
| 211              | 1.1                   | 0.5                | 15.7                  | 6.4                |
| 212              | 0.8                   | 0.3                | 17.8                  | 7.2                |
| 213              | 12.7                  | 5.1                | 62.5                  | 25.3               |
| 214              | 1.0                   | 0.4                | 21.4                  | 8.7                |
| 215              | 161.4                 | 65.3               | 548.6                 | 222.0              |
| 216              | 1.9                   | 0.8                | 2.0                   | 0.8                |
| <b>City Wide</b> | <b>14</b>             | <b>5</b>           | <b>45</b>             | <b>18</b>          |