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Mississauga Development Profile 2004

Planning and Building Department, City of Mississauga

May 2004

EMPLOYMENT LANDS DEVELOPMENT

INTRODUCTION

This newsletter reports on existing and proposed employment lands development in the City of Mississauga as of January 1, 2004. Data summaries are provided by Planning District and are divided into existing development and development that is anticipated to occur on vacant lands. Employment lands development on vacant lands has been further divided into the following three categories: committed development; lands subject to endorsed development applications; and potential development on lands designated for employment purposes. Data refers to land area and is reported on in hectares with conversions to acres.

The information presented in this newsletter uses base data from 2002. The base data were developed by field checking all properties in the City of Mississauga and assigning existing land use codes. The existing employment lands data were updated with building permits issued in 2003 and the development status of vacant land use parcels was determined by reviewing the designation¹, zoning and status of development applications as of January 1, 2004.

For the purpose of this newsletter, employment lands include lands within Employment Districts as well as lands designated "Business Employment" and/or used for industrial purposes within Residential Districts. In Employment Districts, employment lands area includes lands designated "Business Employment", "Office", "Industrial" and "Commercial". These designations allow a variety of development including industrial, office, retail

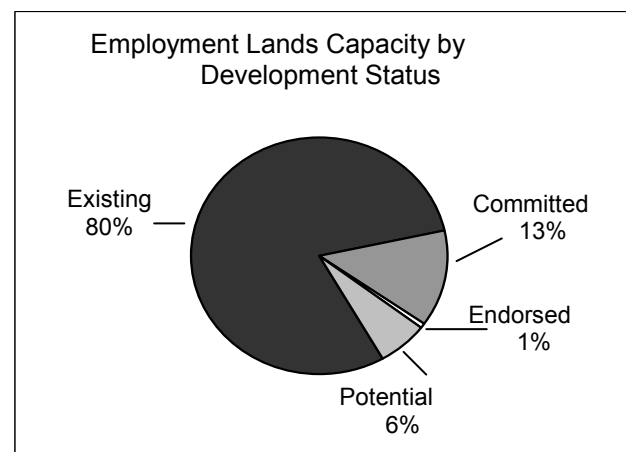
commercial and institutional uses. In Residential Districts, employment lands refer to lands developed for industrial uses, and do not include other non-residential development. Lands associated with the Lester B. Pearson International Airport (LBPIA) have not been included. Adjustments to the base data are made throughout the year as part of a continuous maintenance and verification process.

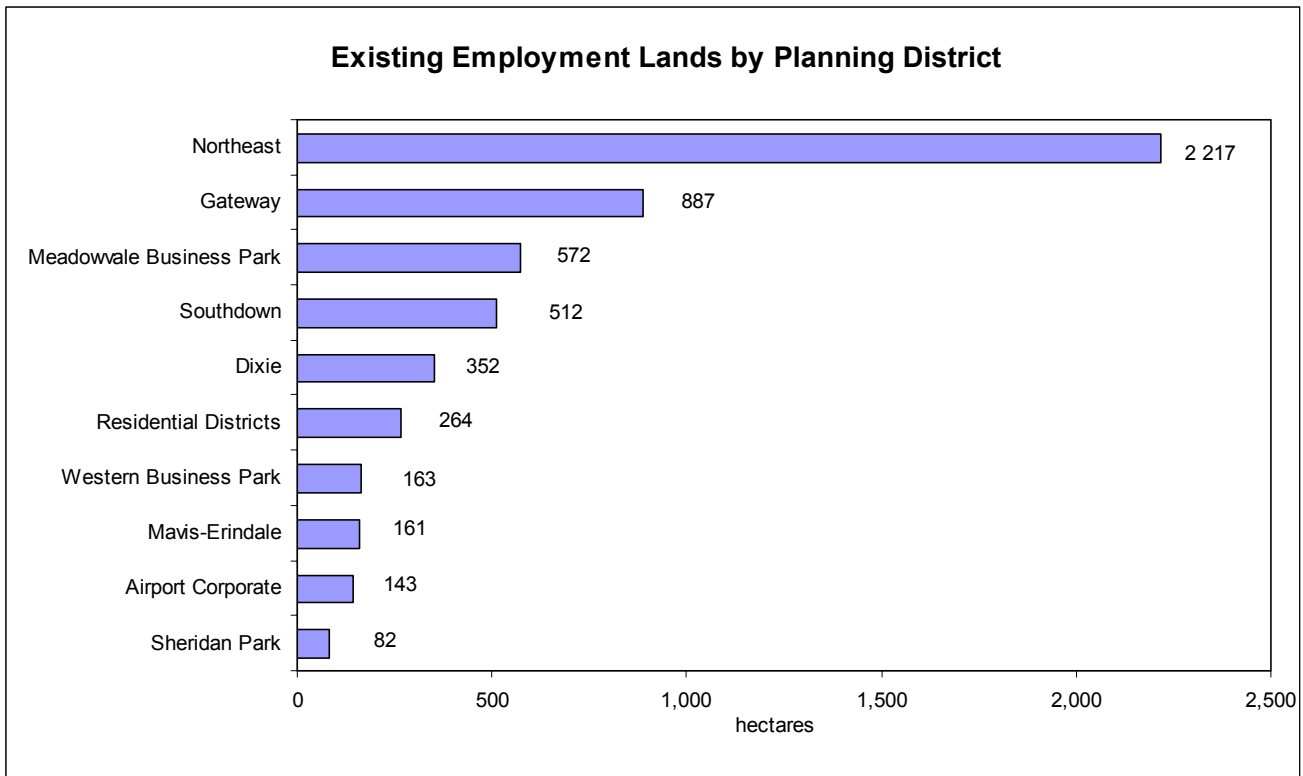
EXISTING DEVELOPMENT

Existing employment lands development is defined as employment lands that are built, under construction or for which a building permit has been issued as of January 1, 2004.

The total area of developed employment lands was 5 354 ha (13, 229 ac.) which was 80% of the total employment lands in the City. The distribution by Planning District shows that Northeast, with 2 217 ha (5,479 ac.), maintains the most significant concentration of developed employment lands at 41%. Gateway has the second largest proportion of developed employment lands with 887 ha (2,193 ac.) or 17% followed by Meadowvale Business Park with 572 ha (1,414 ac.) or 11%.

¹ A new official plan, referred to as Mississauga Plan, was approved on May 5, 2003; however, some sections are under appeal. Therefore, the development potential of vacant lands reported in this newsletter is based on the designations in City Plan, as approved on July 8, 1997 and as amended to January 1, 2004.





The northern Employment Districts, which include Northeast, Gateway, Meadowvale Business Park and Airport Corporate, account for 3,819 ha (9,437 ac.) or 71% of developed employment lands in Mississauga. The southern Employment Districts, which include Dixie, Mavis-Erindale, Sheridan Park, Southdown and Western Business Park, account for 1,270 ha (3,138 ac.) or 24% of existing employment lands in Mississauga. The remaining 5% are in Residential Districts which contain 264 ha (652 ac.) of existing employment lands.

Total existing employment lands from 2002 to 2003 were affected by land use changes in Southdown and Meadowvale Business Park. In Southdown lands previously used for utility purposes were added to the vacant supply and operations on the Jannock property in Meadowvale Business Park were reduced from 90 ha (222 ac.) of existing employment lands to 3 ha (8 ac.). The net effect is a reduction in existing employment lands.

Absorption of employment lands was 49 ha (121 ac.) in 2003 as compared with 59 ha (145 ac.) in 2002. There are 1,326 ha (3,277 ac.) of vacant employment lands in Mississauga. If annual land absorption remained at 49 ha (121 ac.), build-out would occur in 27 years.

Based on field checking of existing land uses and the 2003 Employment Survey, existing developments in the Employment Districts has about 13,000 businesses generating a total employment of approximately 279,000 positions in 2003. In Residential Districts, there were 300 businesses with employment of about 4,300 positions on lands developed for industrial uses. In addition, there were approximately 300 businesses and 16,900 employees at LBPIA.

COMMITTED DEVELOPMENT

Committed development refers to vacant lands that are designated and

zoned for employment development and for which no building permit has been issued. There are 879 ha (2,172 ac.) of committed employment lands, representing 13% of the employment lands in the City. A total of 579 ha (1,431 ac.) or 66% of the committed lands are in the larger Employment Districts of Gateway, Northeast and Meadowvale Business Park.

ENDORSED APPLICATIONS

Endorsed applications refers to vacant lands subject to a development application for which City Council has adopted a recommendation approving the application. While approved by City Council, these applications have not completed the application process and are still subject to appeal to the Ontario Municipal Board. Only applications affecting the land inventory are discussed.

There are 51 ha (125 ac) of vacant employment lands on which City Council has endorsed seven applications for Plans of Subdivision, Official Plan Amendment and/or Rezoning. Those endorsed applications constitute 1% of the employment land area in the City, and are located in the Gateway and Northeast Planning Districts.

The Gateway Planning District continues to have the highest concentration of endorsed employment lands at 46 ha (114 ac.).

POTENTIAL DEVELOPMENT

Potential development refers to vacant lands where the zoning does not conform to the City Plan employment designations, and a development application, if submitted, has not been endorsed by City Council.

The area of potential developable lands is 395 ha (977 ac.), which is 6% of the total employment lands in the City. The Meadowvale Business Park Planning District has the largest area of potential development lands with 166 ha (409 ac.), followed by the Gateway Planning District with 82 ha (203 ac.).

Other Planning Districts with significant inventories of potential employment lands development include Western Business Park with 51 ha (126 ac.), Churchill Meadows with 34 ha (84 ac.), Northeast with 34 ha (84 ac.) and Southdown with 25 ha (62 ac.).

There are five subdivision and 24 rezoning applications located on employment lands which have not been endorsed. These projects are in Churchill Meadows, Dixie, Gateway, Mavis-Erindale, Meadowvale Business Park, Northeast, Southdown and Western Business Park.

Trends in the Development of Industrial Land

Despite the impact of SARS, a weaker than expected US economy and an increase in the Canadian dollar, the industrial market remained strong in Mississauga and throughout the Greater Toronto Area (GTA) in 2003.

The industrial availability rate in the GTA was slightly below 5% which spurred new construction in 2003, particularly in the West market which includes Mississauga, Brampton and Oakville.

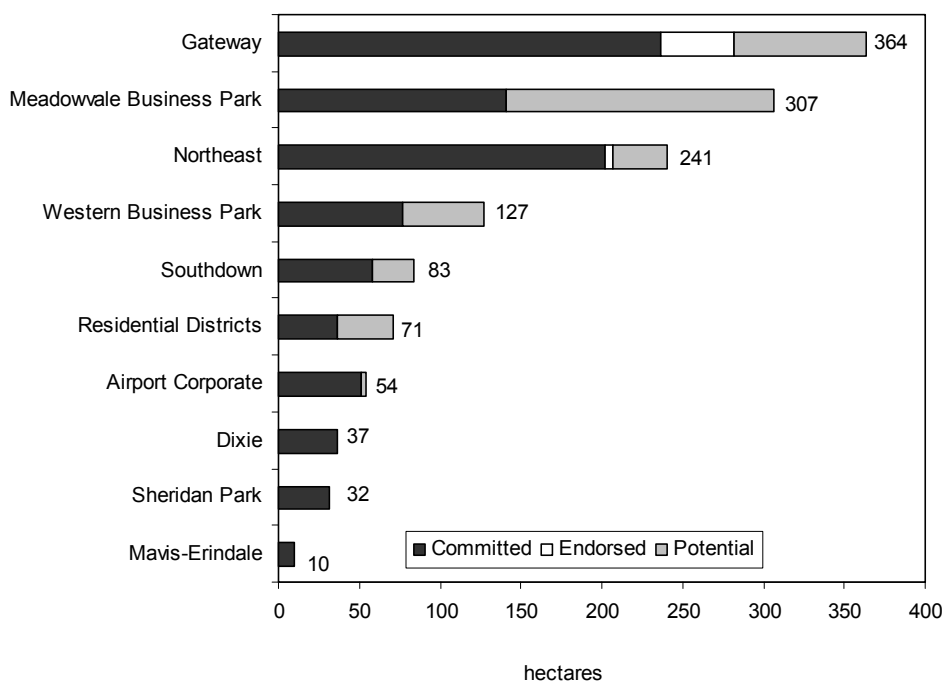
Strength in the industrial sector is attributed to tenant expansion in the warehousing and distribution sectors where tenants were looking for more efficient space and updated facilities.

The GTA west market represents the largest inventory of industrial buildings and in 2003 63% of new development in the GTA was built in the west area.

The forecast for industrial development in 2004 is positive. The GTA west market will experience an increase in supply, as low availability rates continues to drive the demand for new buildings.

Source: "Greater Toronto Industrial Report, Fourth Quarter 2003", "Greater Toronto Industrial Land Sales Report, 2003", Colliers International and "Market Outlook 2004", CB Richard Ellis

Vacant Employment Lands by Development Status and Planning District

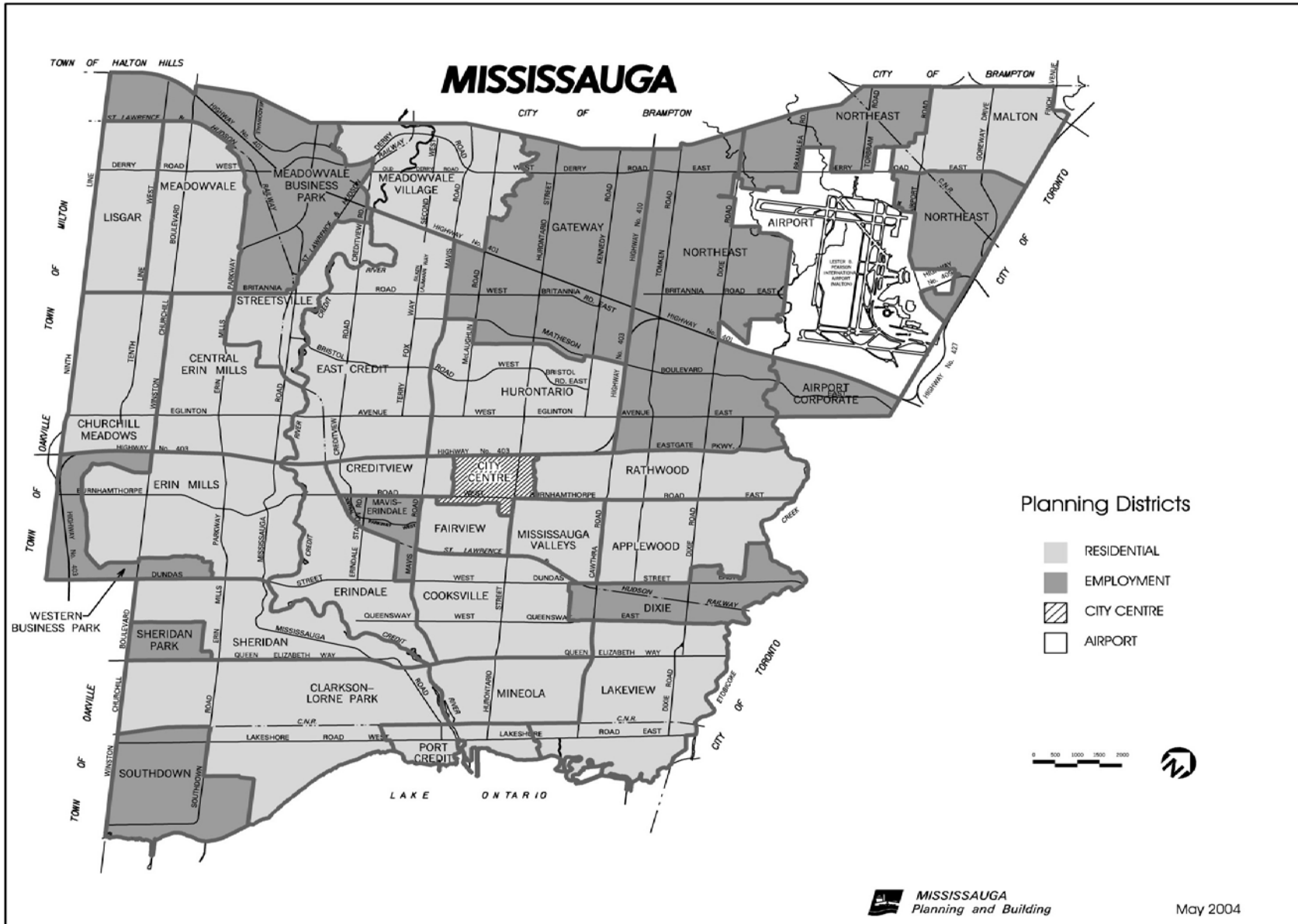


Employment Lands Development By Planning District

Planning District	Existing ha (ac.)	Committed ha (ac.)	Endorsed Applications ha (ac.)	Potential ha (ac.)	Total ha (ac.)
Airport Corporate	143 (353)	51 (126)	0 (0)	3 (7)	197 (487)
Churchill Meadows	0 (0)	0 (0)	0 (0)	34 (84)	34 (84)
Clarkson-Lorne Park	59 (146)	0 (0)	0 (0)	0 (0)	59 (146)
Cooksville	28 (69)	0 (0)	0 (0)	0 (0)	28 (69)
Dixie	352 (871)	37 (91)	0 (0)	0 (0)	389 (961)
East Credit	1 (2)	24 (59)	0 (0)	1 (2)	26 (64)
Fairview	8 (20)	0 (0)	0 (0)	0 (0)	8 (20)
Gateway	887 (2,193)	236 (582)	46 (114)	82 (203)	1 251 (3,090)
Lakeview	131 (324)	5 (12)	0 (0)	0 (0)	136 (337)
Malton	3 (7)	5 (12)	0 (0)	0 (0)	8 (20)
Mavis - Erindale	161 (398)	10 (25)	0 (0)	0 (0)	171 (423)
Meadowvale Business Park	572 (1,414)	141 (347)	0 (0)	166 (409)	879 (2,171)
Northeast	2 217 (5,479)	202 (500)	5 (12)	34 (84)	2 458 (6,074)
Port Credit	4 (10)	2 (5)	0 (0)	0 (0)	6 (15)
Sheridan	2 (5)	0 (0)	0 (0)	0 (0)	2 (5)
Sheridan Park	82 (203)	32 (79)	0 (0)	0 (0)	114 (282)
Southdown	512 (1,264)	58 (144)	0 (0)	25 (62)	595 (1,470)
Streetsville	28 (69)	0 (0)	0 (0)	0 (0)	28 (69)
Western Business Park	163 (402)	76 (189)	0 (0)	51 (126)	290 (717)
City Total	5 354 (13,229)	879 (2,172)	51 (125)	395 (977)	6 679 (16,504)

Numbers may not add due to rounding.

MISSISSAUGA



Planning Districts

- RESIDENTIAL
- EMPLOYMENT
- CITY CENTRE
- AIRPORT

