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Mississauga Development Profile

Policy Planning Division, Planning and Building Department, City of Mississauga

March 2000

EMPLOYMENT LANDS DEVELOPMENT

INTRODUCTION

This newsletter reports on existing and proposed employment lands in the City of Mississauga as of December 31, 1999. 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.

The data in this report were compiled from a combination of building permit issuances, City Plan designations, zoning, development applications, aerial photos, property mapping, and site checks.



New industrial building in Western Business Park

For the purposes of this newsletter, employment lands include lands situated within Employment Districts as well as lands designated "Employment" that are within the Churchill Meadows Residential District. Employment lands do not include retail, office, community and institutional uses in Residential Districts, however, where these uses occur in Employment Districts, they have been included.

EXISTING DEVELOPMENT

Existing employment lands development is defined as employment lands that are built, under construction or for which building permits have been issued as of December 31, 1999.

The total area of developed employment lands was 4 730 ha (11,688 acres) which was 72% of the total employment land area in the City. This figure includes 500 ha (1,230 acres) of lands with Office designations. The distribution by Planning District shows that, with 2 194 ha (5,421 acres) the Northeast District stands out in comparison with other Districts. A distant second in area of developed employment land is Gateway with 588 ha (1,453 acres), while Meadowvale Business Park has 521 ha (1,287 acres). The fact that these Districts combined account for nearly 70% of developed land in the City underscores the importance of the combination of Pearson International Airport, Highway 401 and Highway 407 to employment in Mississauga.

The older districts in the southern part of the City (Dixie, Mavis-Erindale, Sheridan Park and Southdown) account for 1 125 ha (2,780 acres) of existing employment land and make an important contribution to the number and range of employment opportunities in Mississauga.

Evolution of Vacant Employment Lands

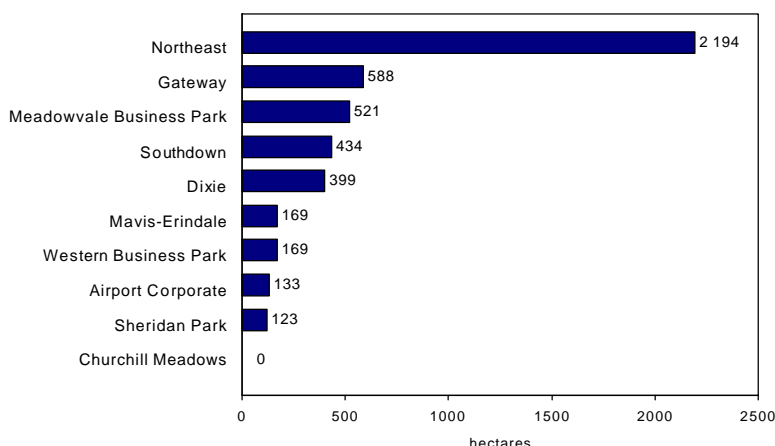
The Committed, Endorsed and Potential categories are all vacant employment lands. The considerable variation across Employment Districts in the proportion of these categories illustrates the differences in how Mississauga's Employment Districts are evolving.

On the one hand, there are several Planning Districts which have all, or a very high proportion, of vacant land as Committed and little or no Endorsed or Potential land. These districts, Dixie, Mavis-Erindale and Southdown, are older, well established industrial areas. The exceptions to this pattern are the Airport Corporate and Sheridan Park Districts which are unique in the City because their vacant parcels are already zoned for office and prestige industrial uses.

In contrast, there are Planning Districts with all, or a very high proportion, of land in the Potential category, with little or no Committed land. These districts, Western

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Existing Employment Lands by Planning District



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 were 937 ha (2,315 acres) of committed employment lands which represents 14% of the employment land in the City. This figure includes 195 ha (480 acres) of lands with Office designations. Most of the committed lands in Mississauga are located in close proximity to the Highway 401 corridor in the Northeast, Gateway and Meadowvale Business Park Planning Districts.

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.

There are 268 ha (662 acres) of vacant employment lands on which City Council has endorsed approximately 20 applications for Plans of Subdivision, Official Plan Amendment and/or Rezoning. This

Employment Lands Capacity by Development Status

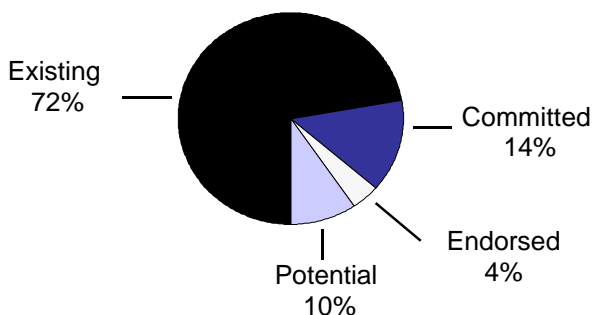


figure includes 210 ha (520 acres) of lands with Office designations. These endorsed applications constitute 4% of the employment land area in the City. Again, the importance of proximity to Highway 401 is indicated by the concentration of

applications in the Gateway, Northeast, and Meadowvale Business Park Planning Districts. The most prominent land uses in the endorsed applications category were industrial, office and retail warehouse uses.

POTENTIAL DEVELOPMENT

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

The area of potential development land is 620 ha (1,532 acres)

and is 10% of the total employment land in the City. This figure includes 200 ha (490 acres) of lands with Office designations. The Gateway Planning District has the largest area of potential development land with 325 ha (803 acres), of which 120 ha (297 acres) were subject to unendorsed development applications. Other Planning Districts with significant inventories of potential development include Northeast, Meadowvale Business Park and Western Business Park.

Unendorsed Applications by Planning District	
District	Application Area ha (acres)
Dixie	10 (26)
Gateway	120 (297)
Meadowvale Business Park	63 (154)
Northeast	66 (164)
Southdown	29 (70)
Western Business Park	8 (20)
Total	297 (734)
Note: Does not include redevelopment of existing sites proposals. Numbers may not add due to rounding.	

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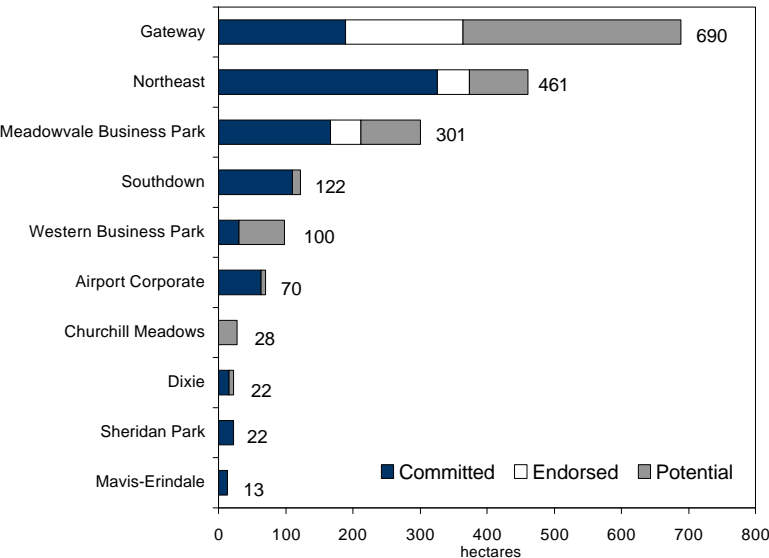
Business Park and Churchill Meadows, are newer areas situated on the westerly edge of the City and have potential for growth.

The Gateway and Meadowvale Business Park Districts are also newer areas with growth potential. However, the proportion of Endorsed application area indicates that development is more advanced in these areas.

The comparatively low proportion of Potential land in Northeast suggests that this district is reaching the end of its growth phase and will soon exhibit a pattern where almost all of the vacant lands are Committed, similar to the Dixie, Mavis-Erindale and Southdown Districts.

Since these older planning districts are almost fully developed, redevelopment may start occurring, a new phenomenon for Mississauga which has generally experienced greenfield development in the employment areas. To prepare for this redevelopment, the City is preparing a database of Brownfields information.

Vacant Employment Lands by Development Status and Planning District



Employment Lands Development By Planning District

Planning District	Existing ha (acres)	Committed ha (acres)	Endorsed Applications ha (acres)	Potential ha (acres)	Total ha (acres)
Airport Corporate	133 (329)	64 (158)	0 (0)	6 (15)	203 (502)
Churchill Meadows	0 (0)	0 (0)	0 (0)	28 (69)	28 (69)
Dixie	399 (986)	16 (39)	0 (0)	6 (15)	421 (1,040)
Gateway	588 (1,453)	190 (469)	175 (432)	325 (803)	1 277 (3,155)
Mavis - Erindale	169 (418)	13 (32)	0 (0)	0 (0)	181 (447)
Meadowvale Business Park	521 (1,287)	167 (413)	46 (114)	88 (217)	822 (2,031)
Northeast	2 194 (5,421)	326 (805)	47 (116)	88 (217)	2 656 (6,563)
Sheridan Park	123 (304)	22 (54)	0 (0)	0 (0)	145 (358)
Southdown	434 (1,072)	110 (272)	0 (0)	12 (30)	555 (1,371)
Western Business Park	169 (418)	30 (74)	0 (0)	70 (173)	268 (662)
City Total	4 730 (11,688)	937 (2,315)	268 (662)	620 (1,532)	6 556 (16,198)

Numbers may not add due to rounding.