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# Mississauga Development Profile

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March 2001

## EMPLOYMENT LANDS DEVELOPMENT

### INTRODUCTION

This newsletter reports on existing and proposed employment lands in the City of Mississauga as of December 31, 2000. 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.

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 and East Credit Residential

Districts. 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. The inventory of employment land was revised in 2000 as a result of extensive site checks and supplementary information. This has resulted in additions and modifications to the land inventory and subsequently adjustments to the hectares (acreage) of land reported in this report.

### 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, 2000.

The total area of developed employment lands was 4 798 ha (11,857 acres) which was 73% of the total employment land in the City. The distribution by Planning District shows that, with 2 176 ha (5,378 acres) the Northeast District maintains the most significant concentration of developed employment lands. This represents 45% of the developed employment lands in Mississauga. Gateway has the second largest proportion of developed employment land with 664 ha (1,640 acres), Meadowvale Business Park follows with 531 ha (1,313 acres). These Districts, combined with Airport Corporate 133 ha (329 acres), represent 73% of developed industrial land in Mississauga and illustrates the dominance of the Northern part of Mississauga in relation to the City's employment base.

The southern districts (Dixie, Mavis-Erindale, Sheridan Park, Southdown and Western Business Park) account for 1 294 ha (3,198 acres), or 27%, of existing employment land in Mississauga.



*New industrial building in Gateway*

## Trends in the Development of Industrial Land

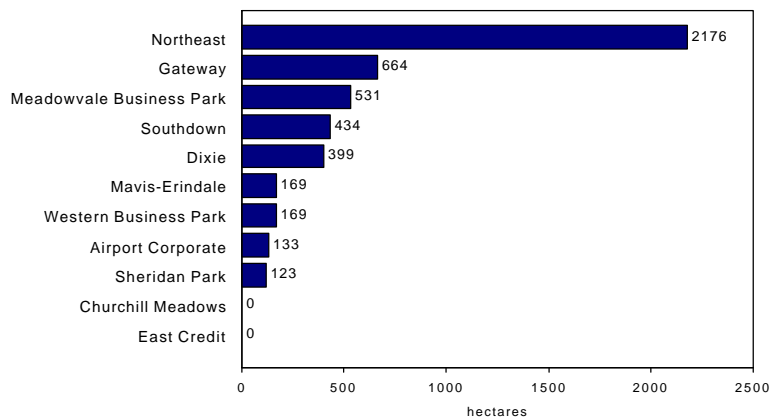
In 2000, strong market fundamentals have played themselves out in low vacancy rates, high absorption and high demand driving new construction activity of industrial lands.

Total developed industrial land in Mississauga was 4 798 ha (11,857 acres) in 2000. This represents a year-over-year increase of 2% in existing industrial lands. 2000 absorption of new industrial land was 101 ha (250 acres) as compared to 161 ha (398 acres) absorbed in 1999.

It is important to note that much of the development of industrial lands in 2000 resulted from the intensification of existing sites. Approximately 191 075 m<sup>2</sup> (2,056,712 sq.ft.) of gross floor area was added to existing industrial sites through expansions of existing facilities. As previously absorbed, these lands have not been incorporated into the absorption figure for industrial land in 2000.

*(Continued on next page)*

**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 1 048 ha (2,590 acres) of committed employment lands which represents 16% of the employment land in the City. Most of the committed lands in Mississauga are in the larger Employment Districts of the Northeast, Gateway and Meadowvale Business Park. These Districts contain 76% of the lands committed for employment development.

## ENDORSED APPLICATIONS

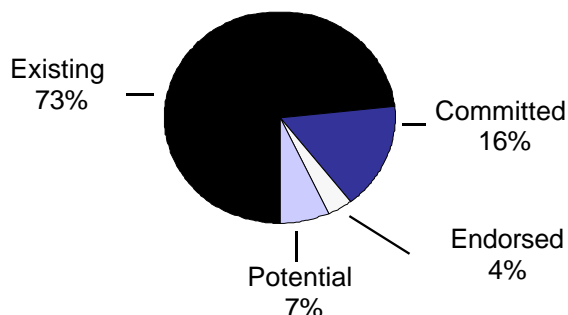
Endorsed applications refers to vacant lands subject to a development application for which City Council has adopted a recommendation approving the application. While approved by City Council, these applications have not completed the application process and are still subject to appeal to the Ontario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

There are 227 ha (561 acres) of vacant employment lands on which City Council has endorsed approximately 15 applications for Plans of Subdivision, Official Plan Amendment and/or Rezoning.

These endorsed applications constitute 4% of the employment land area in the City. These applications are exclusively in Gateway, the Northeast, and Meadowvale Business Park.

The prominence of

**Employment Lands Capacity by Development Status**



Gateway over the Northeast reflects the availability of land in this area and the increasingly developed nature of the Northeast Planning District. The dominance of these Districts illustrates the importance of the accessibility afforded by the highway and air connections in this part of the City.

## POTENTIAL DEVELOPMENT

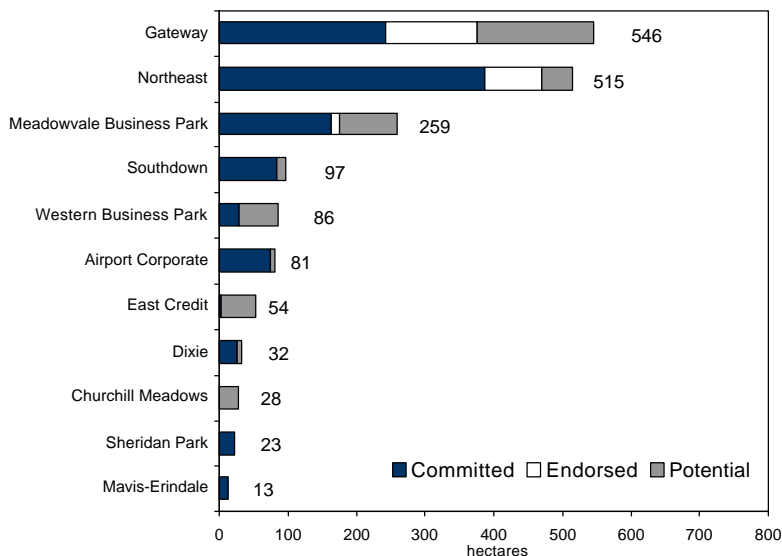
Potential development refers to vacant lands where the zoning does not conform to the City Plan employment designation and a development application, if submitted, has not been endorsed by City Council.

The area of potential

development land is 458 ha (1,132 acres) and is 7% of the total employment land in the City. The Gateway Planning District has the largest area of potential development land with 171 ha (423 acres), of which 22 ha (54 acres) were subject to unendorsed development applications. Other Planning Districts with significant inventories of potential development include Meadowvale Business Park with 84 ha (208 acres) and Western Business Park with 57 ha (140 acres).

Unendorsed Applications by Planning District	
District	Application Area ha (acres)
Airport Corporate	4 (10)
Churchill Meadows	28 (69)
Dixie	1 (3)
East Credit	35 (86)
Gateway	22 (54)
Meadowvale Business Park	29 (72)
Meadowvale Village	5 (13)
Northeast	41 (101)
Southdown	14 (35)
Western Business Park	7 (18)
<b>Total</b>	<b>186 (460)</b>
Note: Does not include redevelopment of existing sites and may include committed and potential lands. Numbers may not add due to rounding.	

**Vacant Employment Lands by Development Status and Planning District**



(Continued from previous page)

Market reviews have found strong speculative and design-build markets in 2000. Design-build is growing in popularity as speculative construction is heavy in selected municipalities in the western GTA, although this is being mitigated by high construction costs and a limited supply of industrially zoned land.

Committed lands are designated and zoned for development and would be the focus of speculative interests. 16% or 1 048 ha (2,590 acres) of industrial land in Mississauga falls within this category.

Committed lands are located primarily within the northern part of the municipality in the Northeast, Gateway and Meadowvale Business Park Planning Districts.

Current demand for industrial space is associated with the US economy, Canada's trade relationship with the US, and the GTA's manufacturing base. The cooling US economy is resulting in forecasts of slowdowns in industrial development for 2001.

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# 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)	75 (185)	0 (0)	6 (15)	214 (529)
Churchill Meadows	0 (0)	0 (0)	0 (0)	28 (68)	28 (68)
Dixie	399 (986)	26 (64)	0 (0)	6 (14)	431 (1,065)
East Credit	0 (0)	4 (10)	0 (0)	50 (124)	54 (133)
Gateway	664 (1,640)	243 (600)	132 (326)	171 (423)	1 210 (2,990)
Mavis - Erindale	169 (417)	13 (31)	0 (0)	0 (0)	181 (448)
Meadowvale Business Park	531 (1,313)	163 (404)	12 (30)	84 (208)	791 (1,954)
Northeast	2 176 (5,378)	387 (957)	83 (205)	45 (111)	2 691 (6,650)
Sheridan Park	123 (303)	23 (56)	0 (0)	0 (0)	145 (359)
Southdown	434 (1,073)	85 (210)	0 (0)	12 (29)	531 (1,312)
Western Business Park	169 (419)	29 (72)	0 (0)	57 (140)	256 (631)
<b>City Total</b>	<b>4 798</b> (11,857)	<b>1 048</b> (2,590)	<b>227</b> (561)	<b>458</b> (1,132)	<b>6 532</b> (16,140)

Numbers may not add due to rounding.

