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Mississauga Development Profile 2002

Planning and Building Department, City of Mississauga March 2002

OFFICE COMMERCIAL DEVELOPMENT

INTRODUCTION

This newsletter reports on existing and proposed office commercial development in the City of Mississauga as of January 1, 2002. Data summaries are provided by Planning District and are divided into existing development and the development that is anticipated to occur on vacant lands. Office commercial 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 office commercial purposes.

The data in this report are based on an office commercial inventory compiled from a variety of sources including building permit issuances, City Plan designations, zoning, development applications, aerial photos and site checks. In 2001, the office commercial inventory continued to be verified which has resulted in the deletion or reclassification of several properties, revised floor space figures and the addition of buildings that were not included prior to 2001.

Data are provided for all office buildings or office complexes greater than 1 860 m^2 (20,000 sq. ft.) floor area and includes both competitive and non-competitive[1] buildings. Medical buildings and office buildings with retail uses have also been included. This newsletter does not include information on industrial malls that may provide accommodation for a variety of industrial and office uses, buildings that are primarily industrial or warehousing with an office component, or home offices.

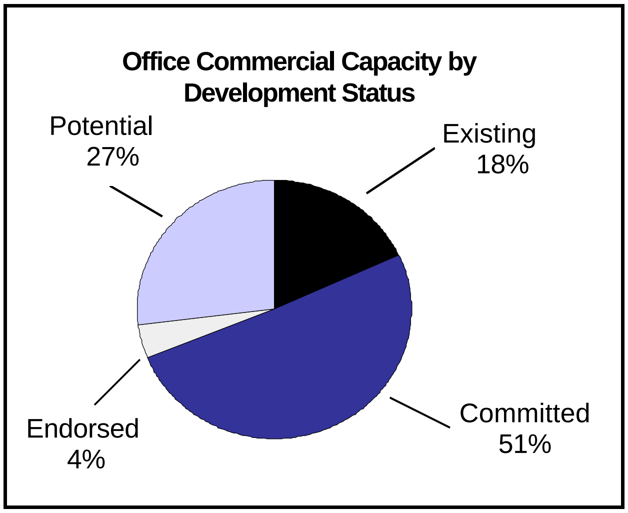
[1]Competitive buildings have multiple office occupants. Non-competitive office buildings have a single occupant.

In calculating committed and potential office commercial space, sites too small to accommodate a building of at least 1 860 m^2 (20,000 sq.ft.) floor area were not included. Further, some lands that would allow office development are not likely to develop as such, therefore, a site-by-site review was conducted and sites have been removed from the vacant office inventory based on criteria such as parcel size, site configuration, site location and the current use of surrounding lands.

EXISTING DEVELOPMENT

Existing office commercial development is defined as office development that is built, under construction or for which a building permit has been issued as of January 1, 2002.

The total amount of existing office commercial development is 1 916 200 m^2 (20,627,000 sq.ft.) which represents 18% of the City's office commercial capacity.



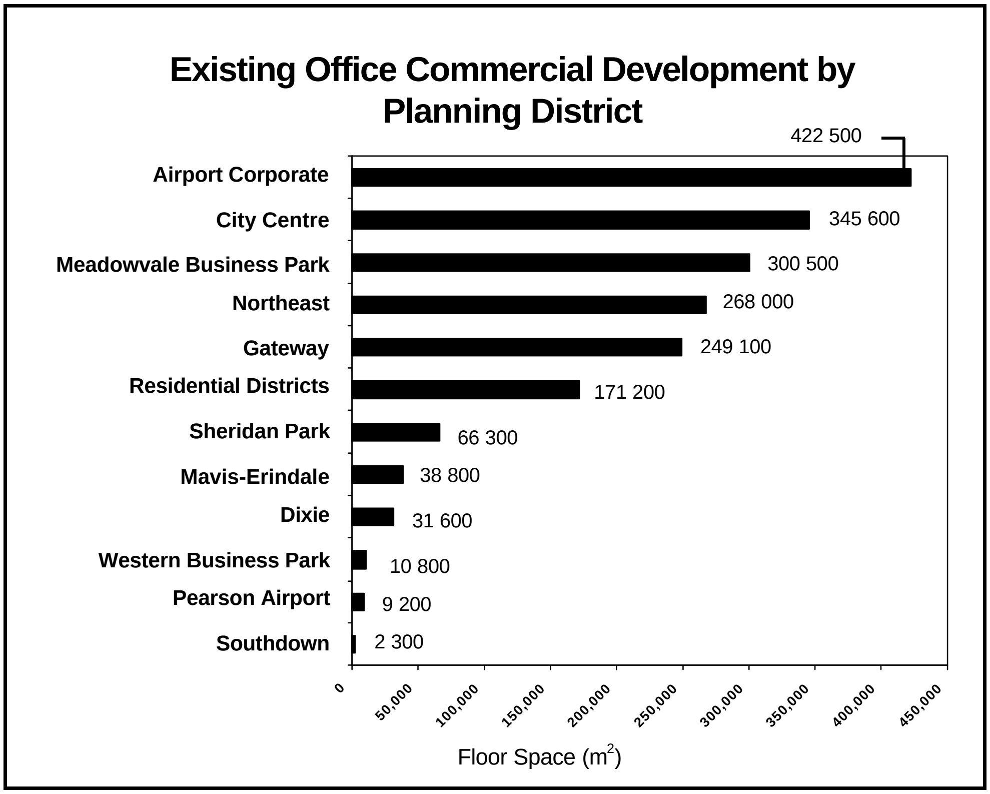
City Centre

City Centre is a unique area from both a land use and a policy perspective. As such, special assumptions were made for this planning district.

The existing office development information presented in this newsletter includes all existing development in City Centre. Office development potential assumptions have been made for all vacant lands including sites with existing development where intensification could occur. Lands currently used for surface parking were considered for intensification. Assumptions for vacant lands and lands with intensification potential are based on the district policies adopted January 17, 2001.

On land designated for mix use development that do not have a height limit, it was assumed that new development would be ten storeys. Although appeals to the City Centre Zoning By-law (0005-2001) are not yet resolved, this document was used as an indicator of land use and height limitations in the transition areas, except for several parcels which were exempted from the new by-law because of their development application status.

Because lands designated for mixed use development would allow residential and/or office uses, as well as other uses such as cultural, community, hotel uses or accessory retail, different development scenarios were developed for these lands. The data in this newsletter presents the scenario of 50% office development. Data for City Centre regarding vacant land parcels and lands with intensification potential, are included as the potential development category.



Thirty-six percent of this development is located in and around Pearson International Airport, with 22% in Airport Corporate, 14% in Northeast and .5% at the Airport itself.

Other planning districts with large amounts of office space are City Centre which has 18% of the existing office commercial development in the City, Meadowvale Business Park with 16% and Gateway with 13%.

In 2001, the greatest amount of new office floor space was added to the Northeast Planning District, where three new buildings were issued foundation to roof permits for a total of 32 400 m^2 (349,000 sq.ft.). The largest building issued a permit is found in the Gateway Planning District, located at 100 Milverton Drive and adds 20 000 m^2 (215,000 sq.ft.) of floor space to the existing office commercial development.

Information gathered in mid-2001 indicates that approximately 91,000 people work in the major office centres. This represents approximately 24% of the total employment in the City.[2]

[2]Source: 2001 Employment Survey, Planning and Building Department, City of Mississauga. Note: Not comparable to the sector analysis in the 2001 Employment Profile which is based on NAICS coding versus land use coding used in this newsletter.

COMMITTED DEVELOPMENT

Committed development refers to vacant lands that are designated and zoned for office commercial uses and for which no building permit has been issued. Sites that would be difficult to develop for office commercial uses because of factors such as parcel size, site configuration or access, have been removed from the inventory of committed sites. Some designations and zoning categories that permit office commercial development also permit industrial development, therefore, some areas reported as committed for office commercial development may develop for industrial uses.

The total amount of committed office commercial space is 5 409 500 m^2 (58,229,000 sq.ft.), representing 51% of the total office commercial capacity in the City.

The greatest concentration of this committed land is located in Northeast, with a total of 1 506 800 m^2 (16,220,000 sq.ft.) or 28%. Other districts with substantial inventories of committed office lands are Airport Corporate (25%), Gateway (21%), Meadowvale Business Park (17%), Western Business Park (2%). Central Erin Mills, Dixie, Mavis-Erindale, Sheridan and Sheridan Park also have lands in the

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 development application process and are still subject to appeal to the Ontario Municipal Board.

There are three endorsed development applications and together they add 436 200 m^2 (4,695,000 sq.ft.) of development and account for 4% of the City's office commercial capacity.

The applications resulting in the largest amount of additional office commercial space are in the Gateway Planning District. The first application, located on the west side of Hurontario Street, south of Derry Road, proposes a total of 164 600 m^2 (1,772,000 sq.ft.) of office space in addition to business employment uses. The second application, located on the west side of Hurontario Street north of Highway 401, proposes 139 900 m^2 (1,506,000 sq.ft.) of office space in addition to business employment uses.

A proposed office/apartment development in City Centre at the south west corner of Confederation Parkway and Burnhamthorpe Road West, would add 131 700 m^2 (1,418,000 sq.ft.) of office space.

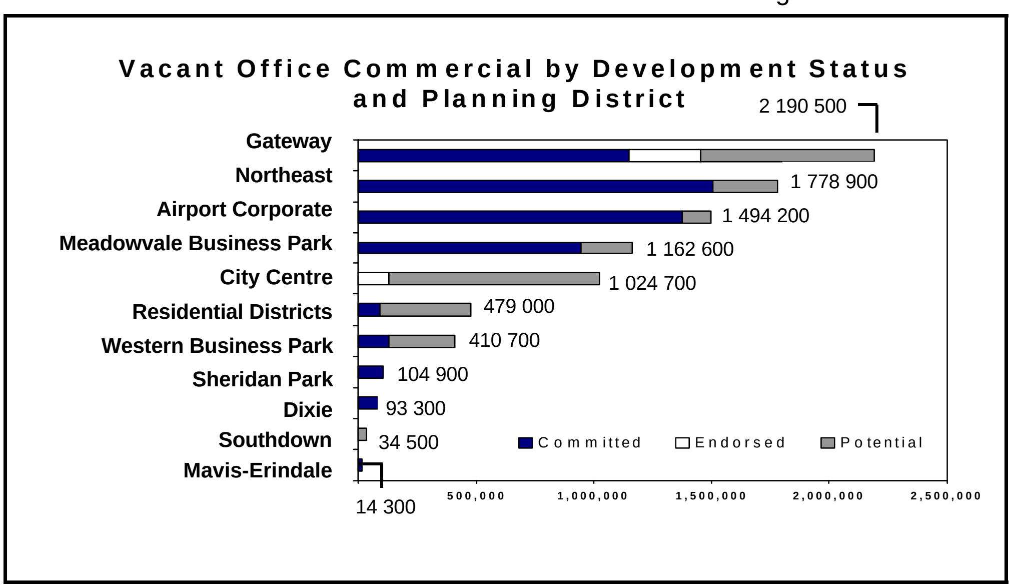
POTENTIAL DEVELOPMENT

Potential development refers to vacant lands where the zoning does not conform to City Plan and a development application, if submitted has not been endorsed by City Council. The amount of development estimated to occur is based on what would be permitted by City Plan. Similar to the committed office commercial lands, some sites have been removed from the inventory because they would be difficult to develop for office commercial uses and some City Plan designations may allow industrial as well as office commercial development.

This category represents 27% of the total office commercial capacity in the City or 2 942 000 m^2 (31,668,000 sq.ft.). The City Centre Planning District has the greatest potential for office commercial growth with an estimated total development of 893 000 m^2 (9,612,000 sq.ft.). Please refer to the side bar on page 2 for information regarding City Centre assumptions. The Gateway Planning District follows with an estimated floor space of 739 300 m^2 (7,958,000 sq.ft.).

The remaining potential office development is located in Western Business Park (10%), Northeast (9%), East Credit (8%), Meadowvale Business Park (7%), Churchill Meadows (5%), Airport Corporate (4%) and Southdown (1%).

There are seven office commercial projects being proposed that have not yet been considered by City Council. These projects are in the Gateway, Northeast, Cooksville and Fairview Planning Districts.



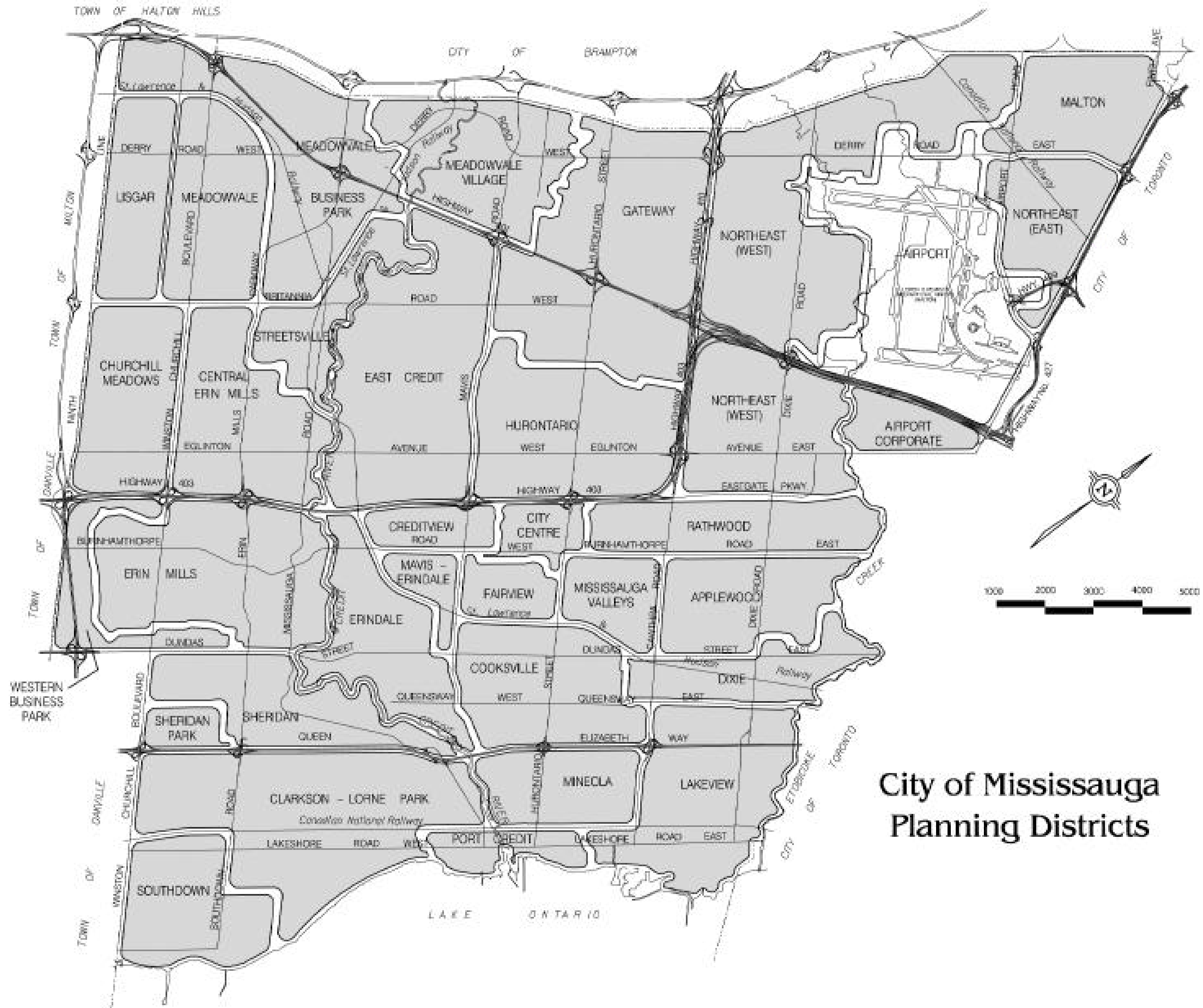
Office Commercial Development By Planning District

Planning District	Existing m^2 (sq.ft.)	Committed m^2 (sq.ft.)	Endorsed Applications m^2 (sq.ft.)	Potential m^2 (sq.ft.)	Total m^2 (sq.ft.)
Airport Corporate	422 500 (4,548,000)	1 375 800 (14,809,000)	0	118 400 (1,274,000)	1 916 700 (20,632,000)
Applewood	10 300 (111,000)	0	0	0	10 300 (111,000)
Central Erin Mills	13 200 (142,000)	79 400 (855,000)	0	0	92 600 (997,000)
Churchill Meadows	0	0	0	138 000 (1,485,000)	138 000 (1,485,000)
City Centre	345 600 (3,720,000)	0	131 700 (1,418,000)	893,000 (9,613,000)	1 370 300 (14,750,000)
Cooksville	82 000 (883,000)	0	0	0	82 000 (883,000)
Dixie	31 600 (340,000)	93 300 (1,004,000)	0	0	124 900 (1,345,000)
East Credit	0	0	0	250 000 (2,691,000)	250 000 (2,691,000)
Erin Mills	3 700 (40,000)	0	0	0	3 700 (40,000)
Fairview	1 900 (20,000)	0	0	0	1 900 (20,000)
Gateway	249 200 (2,682,000)	1 146 600 (12,343,000)	304 500 (3,278,000)	739 300 (7,959,000)	2 439 700 (26,261,000)
Hurontario	26 200 (282,000)	0	0	0	26 200 (282,000)
Mavis-Erindale	38 800 (418,000)	14 300 (154,000)	0	0	53 000 (572,000)
Meadowvale	8 200 (88,000)	0	0	0	8 200 (88,000)
Meadowvale Business Park	300 500 (3,235,000)	945 400 (10,177,000)	0	217 100 (2,337,000)	1 463 100 (15,749,000)
Mineola	5 500 (59,000)	0	0	0	5 500 (59,000)
Northeast	268,000 (2,886,000)	1 506 800 (16,220,000)	0	272 000 (2,928,000)	2 047 000 (22,034,000)
Pearson International Airport	9,200 (99,000)	0	0	0	9 200 (99,000)
Sheridan	20 200 (218,000)	11 600 (125,000)	0	0	31 800 (343,000)
Sheridan Park	66 300 (714,000)	104 900 (1,130,000)	0	0	171 200 (1,843,000)
Southdown	2 300 (25,000)	0	0	34,500 (371,000)	36 800 (396,000)
Western Business Park	10 800 (116,000)	131 200 (1,413,000)	0	279 500 (3,009,000)	421 500 (4,538,000)
City Total	**1 916 200 (20,627,000)**	**5 409 500 (58,229,000)**	**436 200 (4,695,000)**	**2 942 000 (31,668,000)**	**10 703 900 (115,219,000)**

Numbers may not add due to rounding.

MISSISSAUGA Planning and Building

March 2002



City of Mississauga Planning Districts

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