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Mississauga Development Profile 2003

Planning and Building Department, City of Mississauga

September 2003

RETAIL COMMERCIAL CENTRES DEVELOPMENT

INTRODUCTION

This newsletter reports on existing and proposed retail commercial centre development in the City of Mississauga as of January 1, 2003. Data summaries are provided by retail centre type and Planning District and are divided into existing retail centres and the development of retail centres that is anticipated to occur on vacant lands. Retail commercial centre development on vacant lands is further divided into the following three categories: committed development; development subject to endorsed applications; and estimates of potential development on lands with a retail commercial centre designation. The data are based on building permit issuances, City Plan designations¹, zoning, development applications, aerial photos and site checks.

While the focus of this newsletter is on Mississauga's retail commercial centres, information on the estimated amount of existing retail development outside of these centres is also provided.

¹A new official plan, referred to as Mississauga Plan, was approved on May 5, 2003; however, the official plan of record on January 1, 2003 was City Plan. 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, 2003.



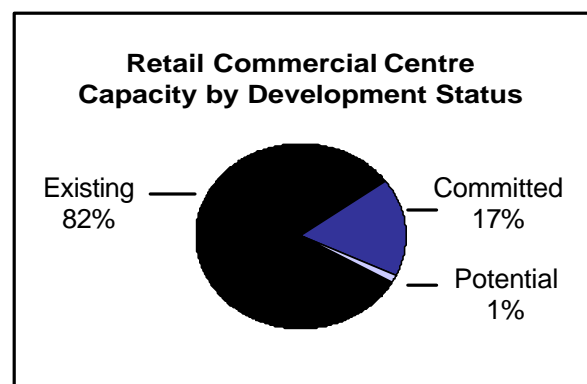
Existing Neighbourhood Centre - Credit Landing

EXISTING DEVELOPMENT

Existing retail commercial centre development is defined as retail commercial centres which are built, under construction or for which building permits have been issued as of January 1, 2003. Information on retail space at Lester B. Pearson International Airport (LBPIA) has not been included.

Existing retail centre development totalled 1 316 300 m² (14,187,500 sq.ft.) or 82% of the City's retail centre commercial capacity. In 2002, seven new retail centres were added to the City's inventory of existing centres and included four convenience centres, two neighbourhood centres and one district centre. Both Churchill Meadows and Meadowvale Village each added a new convenience centre and a neighbourhood centre, while the remaining convenience centres were built in East Credit and Hurontario. A new district centre was built in Southdown, while the Apple Market in Cooksville and Highland Farms in Gateway, were recognized as existing centres.

Both the Heartland Town Centre and the power centre at Winston Churchill Boulevard and Highway 401 continued to expand. Further free-standing



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 retail development data presented in this newsletter for retail centres includes the Square One Shopping Centre and the retail uses on the north side of Rathburn Road West, between Duke of York Boulevard and City Centre Drive. Data regarding existing accessory retail uses in office buildings throughout City Centre, are included on page 3 with the non-centre data.

Assumptions about future development have been made for all vacant lands in the Retail Core and for sites with existing development where intensification or redevelopment could occur in the Retail Core. Lands currently used for surface parking and the lands on the north side of Rathburn Road West, which are currently used as a go-cart track, have been considered as having intensification or redevelopment potential.

Assumptions for vacant lands and lands with intensification and redevelopment potential within the retail core, are based on the district policies adopted on January 17, 2001. It was assumed that future retail development would be two storeys in height. Although accessory retail uses are allowed on lands designated for mixed use development, no retail development potential has been calculated for these lands. Data regarding future retail development have been included in the committed development category.

development continued at the Erin Mills Town Centre and on surrounding lands.

The data for City Centre refers to lands designated Retail Core. This includes the Square One Shopping Centre and the commercial land uses on the north side of Rathburn Road West between Duke of York Boulevard and City Centre Drive.

With the construction of seven new commercial centres in 2002, the City's planned retail landscape has been further realized. The City's remaining retail capacity as governed by the policies within City Plan, is quickly being absorbed. This is reflective of the maturing of the City and its defined retail areas.

Number of Existing Retail Centres by Centre Type and Floor Area		
Centre Type	#	Floor Area
Convenience	73	81 900 m ² (881,600 sq.ft.)
Neighbourhood	60	364 000 m ² (3,918,100 sq.ft.)
District	12	282 000 m ² (3,052,000 sq.ft.)
Regional	1	128 000 m ² (1,381,000 sq.ft.)
City Centre (Retail Core area only)	1	164 000 m ² (1,765,000 sq.ft.)
Special Purpose Commercial	5	285 000 m ² (3,067,000 sq.ft.)
Employment Commercial	4	11 400 m ² (122,800 sq.ft.)
TOTAL	156	1 316 300 m² (14,187,500 sq.ft.)

COMMITTED DEVELOPMENT

Committed development refers to vacant lands that are designated and zoned for retail commercial centres and for which no building permit has been issued.

The total amount of committed retail commercial space is 273 100 m² (2,932,800 sq.ft.) which represents 17% of total retail commercial centre capacity in the City.

As noted previously, a number of centres classified as committed in 2001, were built or received building permits in 2002. Additional capacity remains in the East Credit and Gateway portions of the Heartland Town Centre, at the Winston Churchill/401 power centre in Meadowvale Business Park, at the Erin Mills Town Centre in Central Erin Mills and within the retail core area of City Centre. All have zoning in place which would allow for additional commercial development.

The majority of lands in this category are within City Centre and represent lands that could be built as retail. Please refer to the sidebar on this page regarding City Centre for further details.

Number of Committed Retail Centres by Centre Type and Floor Area		
Centre Type	#	Floor Area
Convenience ¹	7	11 200 m ² (120,700 sq.ft.)
Neighbourhood ¹	1	7 400 m ² (80,000 sq.ft.)
District ¹	1	23 000 m ² (248,000 sq.ft.)
Regional ²	1	15 000 m ² (161,000 sq.ft.)
City Centre (Retail Core area only) ²	1	156 000 m ² (1,679,000 sq.ft.)
Special Purpose Commercial ²	3	54 000 m ² (574,100 sq.ft.)
Employment Commercial	5	6 500 m ² (70,000 sq.ft.)
TOTAL	19	273 100 m² (2,932,800 sq.ft.)

1 - refers to new centres

2 - refers to additional capacity at existing centres

ENDORSED APPLICATIONS

Endorsed applications refers to vacant land 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.

At year end 2002 there were no endorsed applications.

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.

This category represents 1% of total retail commercial centre capacity. The total amount of commercial space in this category is 24 000 m² (258,400 sq.ft.).

Potential convenience commercial and neighbourhood commercial centre sites remain in Churchill Meadows at Ninth Line and Erin Centre Boulevard, Tenth Line and Erin Centre Boulevard, Thomas Street and Winston Churchill Boulevard and Tenth Line and Eglinton Avenue West.

A neighbourhood commercial centre site remains in East Credit at the southwest corner of Mavis Road and Bristol Road West.

As the number of designated potential commercial sites diminishes, pressure will mount to redesignate lands to allow for commercial uses. Currently, commercial uses are also permitted to some degree on lands designated for industrial, office and residential uses.

Number of Potential Retail Centres by Centre Type and Floor Area		
Centre Type	#	Floor Area
Convenience ¹	3	5 400 m ² (58,200 sq.ft.)
Neighbourhood ¹	2	18 600 m ² (200,200 sq.ft.)
TOTAL	5	24 000 m² (258,400 sq.ft.)

1 - refers to new centres

2 - refers to additional capacity

EXISTING RETAIL COMMERCIAL DEVELOPMENT OUTSIDE OF CENTRES

In addition to the 164 000 m² (1,765,000 sq.ft.) of retail space in the retail core area, City Centre, there is another 38 000 m² (409,000 sq.ft.) of retail space within the various office towers and other free-standing retail uses located throughout City Centre. In total, City Centre has approximately 202 000 m² (2.2 million sq.ft.) of retail space.

Outside of City Centre and designated retail commercial centres, retail commercial development also includes the traditional mainstreet areas, other concentrations of retail development and isolated retail sites throughout the residential and employment planning districts. Together these areas and sites add approximately 2.04 million m² (22 million sq.ft.) of retail commercial space to the City's inventory.

Adding the space in retail commercial centres (approximately 1.32 million m²/14.19 million sq.ft.) to the retail commercial space in City Centre not in the retail core area (approximately 38 000 m²/409,000 sq.ft.) and the retail space outside of centres (approximately 2.04 million m²/22 million sq.ft.), Mississauga has a total of approximately 3.40 million m²(37 million sq.ft.) of existing retail commercial space. These totals exclude retail space located at LBPIA.

Information from the Mississauga Employment Database and 2002 Existing Land Use coding indicates approximately 4,900 businesses in designated commercial centres with 36,200 employees. Outside of designated commercial centres there are approximately 1,800 businesses with 21,700 employees. There are also 40 retail businesses with 1,200 employees at LBPIA.

Retail Trends

The continued expansion of big box/power centre development greatly influenced the retail landscape in Mississauga. Heartland Town Centre and the power centre at Winston Churchill Boulevard and Highway 401 continue to expand. Both areas have remaining commercial lands still to be developed.

As a result of the pressure from big box retailing, two district centres responded by undergoing demalling schemes. Meadowvale Town Centre continued its dismantling of the previous indoor mall and built box type stores such as Canadian Tire, and a free-standing bank and Beer Store, and small strip style units at its perimeter. South Common mall embarked on its own demalling in 2002, which will see the former mall maintained in small part with a revamped No Frills grocery store and a Walmart.

It is anticipated that in response to changing retail trends, many existing commercial centres will be faced with similar challenges in the coming years. Today, supermarkets, big box stores, theatres, restaurants, and traditional retail units coexist in various types of commercial centres.



Meadowvale Town Centre Redevelopment

Retail Commercial Centres Development

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.)
Applewood	42 200 (454,400)	0	0	0	42 200 (454,400)
Central Erin Mills	143 100 (1,543,600)	15 000 (161,000)	0	0	158 100 (1,704,600)
Churchill Meadows	10 900 (116,700)	0	0	14 700 (158,300)	25 600 (275,000)
City Centre	164 000 (1,765,000)	156 000 (1,679,000)	0	0	320 000 (3,444,000)
Clarkson-Lorne Park	32 500 (350,100)	0	0	0	32 500 (350,100)
Cooksville	49 300 (530,600)	0	0	0	49 300 (530,600)
Creditview	12 600 (135,600)	0	0	0	12 600 (135,600)
Dixie	17 500 (188,400)	0	0	0	17 500 (188,400)
East Credit	89 200 (958,100)	43 100 (464,400)	0	9 300 (100,100)	141 600 (1,522,600)
Erin Mills	52 500 (569,400)	0	0	0	52 500 (569,400)
Erindale	25 000 (268,900)	0	0	0	25 000 (268,900)
Fairview	8 700 (93,600)	0	0	0	8 700 (93,600)
Gateway	122 300 (1,316,000)	12 600 (128,100)	0	0	134 900 (1,444,100)
Hurontario	65 300 (703,100)	1 800 (19,400)	0	0	67 100 (722,500)
Lakeview	69 800 (751,700)	0	0	0	69 800 (751,700)
Lisgar	13 100 (141,000)	3 500 (37,700)	0	0	16 600 (178,700)
Malton	40 000 (431,000)	0	0	0	40 000 (431,000)
Mavis - Erindale	0	23 000 (248,000)	0	0	23 000 (248,000)
Meadowvale	52 100 (566,100)	0	0	0	52 100 (566,100)
Meadowvale Business Park	47 900 (516,600)	14 000 (151,000)	0	0	61 900 (667,600)
Meadowvale Village	9 300 (100,100)	200 (2,200)	0	0	9 500 (102,300)
Mississauga Valleys	13 200 (142,100)	0	0	0	13 200 (142,100)
Northeast	200 (2,200)	3 900 (42,000)	0	0	4 100 (44,200)
Port Credit	8 500 (91,500)	0	0	0	8 500 (91,500)
Rathwood	56 100 (604,300)	0	0	0	56 100 (604,300)
Sheridan	50 900 (552,500)	0	0	0	50 900 (552,500)
Southdown	14 000 (153,000)	0	0	0	14 000 (153,000)
Streetsville	14 300 (154,000)	0	0	0	14 300 (154,000)
Western Business Park	91 800 (987,900)	0	0	0	91 800 (987,900)
City Total	1 316 300 (14,187,500)	273 100 (2,932,800)	0	24 000 (258,400)	1 613 400 (17,378,700)

Numbers have been rounded to the nearest hundred for Neighbourhood, Convenience and Employment Commercial centres, and to the nearest thousand for Regional, District and Special Purpose Commercial centres. Numbers may not add due to rounding.

DESIGNATED RETAIL COMMERCIAL CENTRES BY PLANNING DISTRICT (Existing and Proposed)

District/Map Location/Centre Name/Centre Address/Centre Size (square metres/square feet)#

Applewood

D1 - Dixie Plaza - 3100 Dixie Rd (16 000/172,000)
N1 - Applewood Hills Plaza - 1125 Bloor St E (5 300/57,000)
N2 - Cawthra Village Square and Shops - 700-714 Burnhamthorpe Rd E/3635-3643 Cawthra Rd (4 800/51,700)
N3 - Dixie Carriage Works - 3613-3615 Dixie Rd(2 800/30,100)
N4 - Forest Glen Shopping Centre - 3405-3445 Fieldgate Dr (4 100/44,100)
N5 - High Point Mall - 3415 Dixie Rd (4 700/51,000)
N6 - Pavillion - 799-805 Dundas St E (2 500/26,900)
C1 - Tomken Plaza - 988-1040 Burnhamthorpe Rd E (1 800/19,400)
C63 - 3380 Dixie Rd (200/2,200)

Central Erin Mills

R1 - Erin Mills Regional Centre - north side of Eglinton Ave W between Winston Churchill Blvd and Erin Mills Pkwy (128 000/1,381,000) * (+15 000/161,000)
N7 - Beauchamp Mews - 1675 The Chase (5 000/53,800)
N8 - Erin Centre Plaza - 2555 Erin Centre Blvd (2 100/22,600)
N9 - Glen Erin Centre - 5636 Glen Erin Dr (6 000/64,600)
C2 - Woodland Chase Plaza - 2180 Credit Valley Rd (1 000/10,800)
C3 - 2691 Credit Valley Rd (1 000/10,800)

Churchill Meadows

N59 - Brittany Glen Centre - 5602 Tenth Line W (8 900/95,500)
N60 - Undeveloped Site - N/W Eglinton Ave W/ Tenth Line (9 300/100,000)***
C69 - Britannia Shopping Centre - 5980 Churchill Meadows Blvd (2 000/21,200)
C70 - Undeveloped Site - S/W Thomas St/ Winston Churchill Blvd (1 800/19,400)***
C71 - Undeveloped Site - N/W Erin Centre Blvd/Ninth Line (1 800/19,400)***
C72 - Undeveloped Site - N/E Erin Centre Blvd/Tenth Line (1 800/19,400)***

City Centre

CC1 - Retail Core Area - includes Square One and other retail uses on the north side of Rathburn Rd W between Duke of York Blvd and City Centre Dr (164 000/1,765,000)* (+156 000/1,679,000)

Clarkson-Lorne Park

N10 - Centennial Plaza - 1150 Lorne Park Rd (4 900/52,700)
N11 - Clarkmore Plaza - 1603 Clarkson Rd N (3 500/37,700)
N12 - Clarkson Village Shops - 1865 Lakeshore Rd W (6 400/69,000)
N13 - Park Royal Shopping Centre - 2425 Truscott Dr (9 300/100,100)
N14 - Southdown Plaza - 1375 Southdown Rd (3 900/42,000)
C4 - Banaf Plaza - 1020 Johnson's Lane (1 400/15,100)
C5 - Bostock Plaza - 2201 Bostock Cres (900/9,700)
C6 - Lornewood Shopping Centre - 1200 Vanier Dr (1 800/19,400)
C7 - 2120 Bromsgrove Rd (200/2,200)
C8 - 713 Indian Rd (200/2,200)

Cooksville

N15 - Cliffway Plaza - 2021-2041 Cliff Rd (11 900/128,000)
N16 - Huron Square Shopping Centre - 2500 Hurontario St (5 800/62,400)
N17 - King-Ten Plaza - 2550 Hurontario St (4 400/47,400)
N18 - Credit River Market (Loblaws)/LCBO - 3015 Mavis Rd and 3020 Elmcreek Dr (9 700/104,500)
N55 - 3021/3029/3037 Clayhill Rd (3 000/32,300)
C9 - Fabricland Centre - 25 John St (1 600/17,200)
C10 - Cooksville Landing - 400 Dundas St E (1 000/10,800)
C11 - Given Park Plaza - 257 Dundas St E (1 800/19,400)
C12 - Parkerhill Centre - 255 Dundas St W (2 100/22,600)
C13 - Price Mews - 169 Dundas St E (1 400/15,100)
C14 - Queentario Plaza - 2325 Hurontario St (2 400/25,800)
C15 - Zoe Centre - 134-144 Dundas St W (1 100/11,800)
C64 - 2090/2100 Hurontario St (1 700/18,300)
C83 - The Apple Market (Tiveron Farms) - 2281 Camilla Rd (1 400/15,000)

Creditview

N19 - Deer Run Shopping Centre - 4040 Creditview Rd (7 800/84,000)
N20 - Rathburn Square - 900 Rathburn Rd W (3 700/39,800)
C16 - Westburn Village Plaza - 592 Rathburn Rd W (1 100/11,800)

Dixie

D2 - Mississauga Bowl - 2561 Stanfield Rd (4 000/43,000)
D3 - Mississauga Chinese Centre - 888 Dundas St E (9 000/97,000)
N56 - 1475 Dundas St E (4 500/48,400)

East Credit

N21 - Credit Valley Town Plaza - 6045-6085 Creditview Rd (8 000/86,100)
N22 - River Run Shopping Centre - 1525 Bristol Rd W (4 600/49,500)
N23 - Roseborough Centre - 1220-1256 Eglinton Ave W (10 300/110,900)
N58 - Crossroads Centre - 5700 Mavis Rd (3 600/38,200)
C17 - Britannia Village - 1201 Britannia Rd W (2 800/30,100)
C18 - Creditview Market - 5695 River Grove Ave (300/3,200)
C20 - Pickwick Plaza - 1474 Pickwick Dr (900/9,700)
C66 - 1460-1470 Bristol Rd W (2 000/21,500)
C73 - Century City Plaza - 5025 Heatherleigh Ave (1 700/17,900)
SPC3 - Heartland Town Centre expansion - N/W and S/W Britannia Rd/Mavis Rd (55 000/591,000) * (+30 000/323,000)
N61 - Undeveloped Site - S/W Bristol Rd W/Mavis Rd (9 300/100,100)***
N63 - Undeveloped Site - N/E Eglinton Ave W/Creditview Rd (7 400/80,000)*
C74 - Undeveloped Site - S/W Dream Crest Rd/Terry Fox Way (1 800/19,400)*
C75 - Undeveloped Site - S/W Bristol Rd W/Terry Fox Way (1 800/19,400)*
C76 - Undeveloped Site - 800 Bancroft Dr (2 100/22,600)*

Erin Mills

D5 - South Common Mall - 2150 Burnhamthorpe Rd W (26 000/284,000)
N24 - Collegeway Centre - 3355 The Collegeway (5 600/60,300)
N25 - Glen Erin Commons - 3476 Glen Erin Dr (7 000/75,400)
N26 - Millway Shopping Centre - 3200 Erin Mills Pkwy (4 400/47,400)
N27 - Michael Angelos Market - 4099 Erin Mills Pkwy (6 500/70,000)
C25 - Council Ring Place - 2340 Council Ring Rd (800/8,600)
C26 - Unity Gate Plaza - 2979 Unity Gate (700/7,500)
C27 - Yorkslar Plaza - 3405 South Millway (700/7,500)
C28 - 3233 Erin Mills Pkwy (200/2,200)
C29 - 3405 Glen Erin Dr (300/3,200)
C30 - 3675 Tamarack Gate (100/1,100)
C31 - 2686 The Collegeway (200/2,200)

Erindale

D4 - Westdale Mall - 1151 Dundas St W (20 000/215,000)
C21 - Credit Woodlands Shopping Centre - 3353 The Credit Woodlands (900/9,700)
C22 - Erindale Place - 1100 Dundas St W (1 700/18,300)
C23 - Huron Park Plaza - 649 Queensway W (1 000/10,800)
C24 - Old Carriage Place - 1224 Dundas St W (1 400/15,100)

Fairview

N28 - Fairview - Parkways West Shoppes - 325 Central Pkwy W (8 700/93,600)

Gateway

SPC1 - Heartland Town Centre - N/E and S/E Britannia Rd/Mavis Rd (105 000/1,128,000)* (+10 000/108,000)
SPC5 - Highland Farms - 50 Matheson Blvd E (16 000/172,000)
EC1 - 75 Watline Ave (1 300/14,000)
EC5 - Undeveloped Site - West side of Kateson Dr, south of Courtneypark Dr W (1 300/14,000)*
EC6 - Undeveloped Site - N/E Admiral Blvd/Edwards Blvd (1 300/14,000)*

Hurontario

D6 - Mississauga Marketplace - 4555-4559 Hurontario St (24 000/258,000)
N29 - Cityside Shopping Centre - 5029-5035 Hurontario St (5 500/59,700)
N30 - Mavis Mall - 620-660 Eglinton Ave W (10 000/107,600)
N31 - Sandalwood Square - 30 Bristol Rd E (10 400/111,900)
N57 - 720-728 Bristol Rd W (4 600/49,500)
C32 - Bristol Place - 512 Bristol Rd W (1 800/19,400)
C33 - Ceremonial Plaza - 223 Ceremonial Dr (900/9,700)
C34 - Delaware Square - 295 Eglinton Ave E (1 800/19,400)
C35 - Huron Heights Market - 4665 Central Pkwy E (1 900/20,500)
C36 - Kee Square - 4646 Heritage Hills Blvd (2 200/23,700)
C67 - 510 Driftcurrent Dr (900/9,700)
C77 - Undeveloped Site - S/E Eglinton Ave W/McLaughlin Rd (1 800/19,400)*
C78 - 1075 Ceremonial Drive (1 300/14,000)

Lakeview

D7 - Dixie Outlet Mall - 1250 South Service Rd (48 000/517,000)
N32 - Applewood Village Plaza - 1077 North Service Rd (16 700/179,800)
N33 - Lakeshore Plaza - 374-406 Lakeshore Rd E (3 400/36,600)
C37 - Dixielake Plaza - 1381 Lakeshore Rd E (700/7,500)
C38 - 1254/1261 Alexandra Ave (400/4,300)
C39 - 347 Lakeshore Rd E (600/6,500)

Lisgar

N34 - 3221-3235 Derry Rd W (10 300/110,900)
C40 - Britannia Convenience - 5925 Grossbeak Dr (1 200/12,900)
C65 - 6980 Lisgar Dr (1 600/17,200)
C79 - Undeveloped Site - N/E Doug Leavens Blvd/Ninth Line (1 800/19,400)*
C80 - Undeveloped Site - N/W Trelawny Circle/Tenth Line (1 700/18,300)*

Malton

D8 - Westwood Mall - 7205 Goreway Dr (27 000/291,000)
N35 - Brandon Gate Fair - 4025 Brandon Gate Dr (2 300/24,800)
N36 - Derry Plaza - 3417-3437 Derry Rd E (3 600/38,800)
N37 - Netherwood Plaza - 3233 Brandon Gate Dr (2 500/26,900)
N38 - Ruby Queen Plaza - 7071 Airport Rd (3 000/32,300)
C41 - Rockhill Plaza - 7633 Rockhill Rd (800/8,600)
C42 - 4365 Brandon Gate Dr (500/5,400)
C43 - 3375/3383 Derry Rd E (300/3,200)

Mavis-Erindale

D12 - Undeveloped Site - 1100 Central Pkwy W (23 000/248,000)*

Meadowvale

D9 - Meadowvale Town Centre - 6677/6740/6760 Meadowvale Town Centre Circle (35 000/382,000)
N39 - Aquitaine Shopping Plaza - 6750 Winston Churchill Blvd (3 200/34,400)
N40 - Glen Erin Shopping Centre - 6040 Glen Erin Dr (5 800/62,400)
C44 - Crosscurrent Centre - 2980 Crosscurrent Dr (1 200/12,900)
C45 - Danton Plaza - 7025 Danton Promenade (1 100/11,800)
C46 - Eden Park Market - 7205 Copenhagen Rd (500/5,400)
C47 - Glen Derry Plaza - 2760 Derry Rd W (1 800/19,400)
C48 - Linden Plaza - 6120 Montevideo Rd (600/6,500)
C49 - Maplewood Market - 6700 Montevideo Rd (500/5,400)
C50 - Miller's Grove Convenience - 6285 Miller's Grove (400/4,300)
C51 - Simanic Plaza - 6900 Millcreek Dr (1 000/10,800)
C52 - Windwood Market - 3080 Windwood Dr (1 000/10,800)

Meadowvale Business Park

EC2 - 6905 Millcreek Dr (4 300/46,300)
EC4 - 6966-6990 Financial Dr (5 600/60,300)
SPC4 - 7330 Winston Churchill Blvd (38 000/410,000)* (+14 000/151,000)

Meadowvale Village

N62 - Meadowvale Village Centre - 7050-7080 McLaughlin Rd (5 500/58,900)
C68 - 7235 Bellshire Gate (1 800/19,400)
C81 - 735 Twain Ave (1 700/18,600)
VC1 - 1056 Old Derry Rd W (300/3,200)
C82 - Undeveloped Site - S/E Courtneypark Dr W/Mavis Rd (200/2,200)*

Mississauga Valleys

N41 - Iona Plaza - 1585 Mississauga Valley Blvd (4 900/52,700)
N42 - Silvercreek Plaza - 680 Silver Creek Blvd (4 200/45,200)
N43 - The Bloor Valley Centre - 620-660 Bloor St (2 200/23,700)
C53 - Fairview Ten Plaza - 3355 Hurontario St (1 900/20,500)

Northeast

EC3 - 7255 Torbram Rd (200/2,200)
EC7 - Undeveloped Site - SW Drew Rd/Bramalea Rd (1 300/14,000)*
EC8 - Undeveloped Site - NE Kamato Rd/Tomken Rd (1 300/14,000)*
EC9 - Undeveloped Site - 7161 Tomken Rd (1 300/14,000)*

Port Credit

N44 - Credit Landing Shopping Centre - 220-252 Lakeshore Rd W (7 800/84,000)
C54 - Park Place - 49 Mississauga Rd N (700/7,500)

Rathwood

D10 - Rockwood Mall - 4141 Dixie Rd (27 000/291,000)
N45 - Central Parkway Mall - 377 Burnhamthorpe Rd E (12 500/134,600)
N46 - Kingsbury Centre - 1891 Rathburn Rd E (6 500/70,000)
N47 - Tomken Shopping Centre - 925 Rathburn Rd E (8 100/87,200)
C55 - Golden Plaza - 4120 Dixie Rd (2 000/21,500)

Sheridan

D11 - Sheridan Place - 2225 Erin Mills Pkwy (32 000/349,000)
N48 - Sherwood Forrest Shops - 1900 Dundas St W (4 200/45,200)
N49 - Woodchester Mall - 2400-2458 Dundas St W (11 600/124,900)
C56 - King Forest Shoppes - 1960 Dundas St W (1 300/14,000)
C57 - Liruma Plaza - 2645-2655 Liruma Rd (1 300/14,000)
C58 - 2642 Liruma Rd (500/5,400)

Streetsville

N50 - Streetsville Centre Plaza - 128 Queen St S (6 800/73,200)
N51 - Streetsville Plaza - 25-53 Queen St N (3 100/33,400)
N52 - Streetsville Square - 1965 Britannia Rd W (2 200/23,700)
C59 - Meadowgreen Market - 6611 Falconer Dr (1 600/17,200)
C60 - Turney Drive Plaza - 5920 Turney Dr (500/5,400)
C61 - 3 Queen St S (100/1,100)

Southdown

D13 - Clarkson Crossing - 900-980 Southdown Rd (14 000/153,000)

Western Business Park

N53 - Churchill Plaza - 3115-3163 Winston Churchill Blvd (16 000/172,200)
N54 - Winston Churchill Plaza - 2681 Dundas St W/3015 Winston Churchill Blvd (3 400/36,600)
C62 - Winston Mills - 3100 Winston Churchill Blvd (1 400/15,100)
SPC2 - Dundas/403 Power Centre - north side of Dundas St between Highway 403 and Winston Churchill Blvd (71 000/764,000)

Numbers have been rounded to the nearest hundred for Convenience (C), Neighbourhood (N), Employment (EC) and Village Commercial centres, and to the nearest thousand for Regional (RC), District (D), and Special Purpose Commercial (SPC) centres, and City Centre

Proposed Centres - Committed * (+additional capacity at existing centres)
- Endorsed **
- Potential ***



See Reverse for Map of Individual Centres



**EXISTING AND PROPOSED
RETAIL COMMERCIAL CENTRES AND AREAS**
(Official (City) Plan Land Use Designations)

- ◆ City Centre (Retail Core Area Only)
- * Regional Centre
- District Centre □ proposed
- ▲ Neighbourhood Centre △ proposed
- Convenience Centre ○ proposed
- ◆ Village Centre
- Special Purpose Commercial Centre
- ✕ Employment Commercial Centre ✕ proposed
- Other Commercial Areas
(Includes City Centre-Mixed Use Area, Mixed, Historic, Automotive Service, and Arterial Commercial Areas)

See Reverse for List of Individual Centres

