

Mississauga Growth Forecast

Employment 2008-2031

July 2010

The City of Mississauga Growth Forecast provides population, housing and employment forecasts for the years 2008 to 2031.

The forecast is based on the 2006 Census of Canada results, City of Mississauga land supply and development activity and was prepared by Hemson Consulting

Limited in 2008¹, endorsed by Council on April 8, 2009.

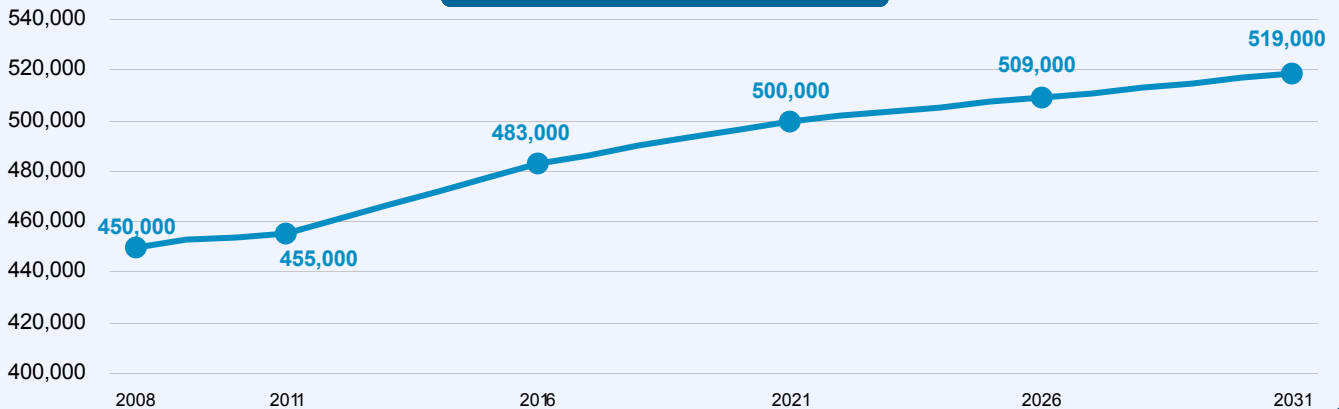
This summary brochure presents employment forecasts for the City of Mississauga and Mississauga's planning districts for the period 2008 to 2031.

Over the forecast period, Missis-

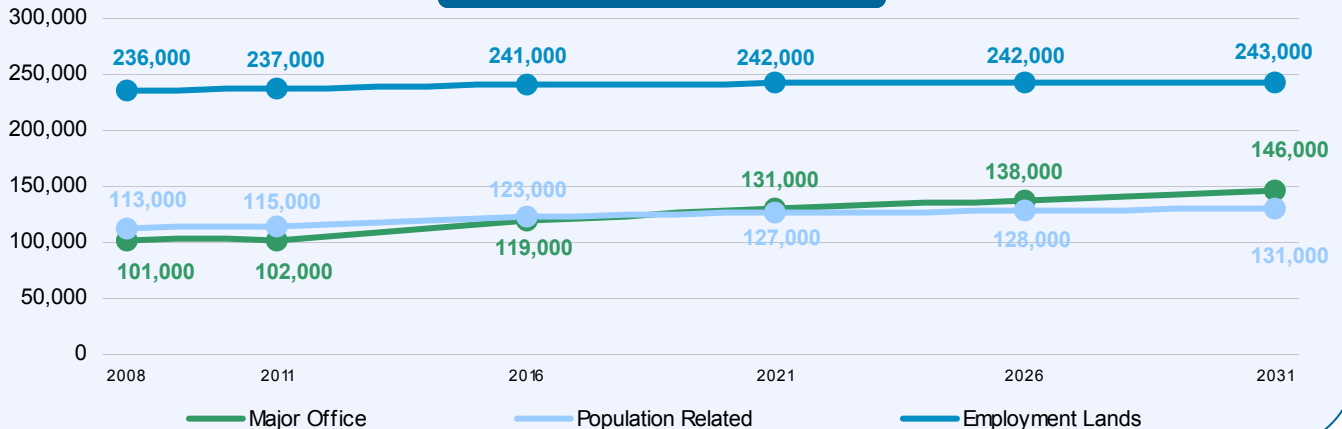
sauga will maintain a strong employment base. Total employment is forecasted to increase from 450,000 in 2008 to 519,000 by 2031, an increase of 15.3 percent.

Employment is divided into three categories: major office employment, population-related

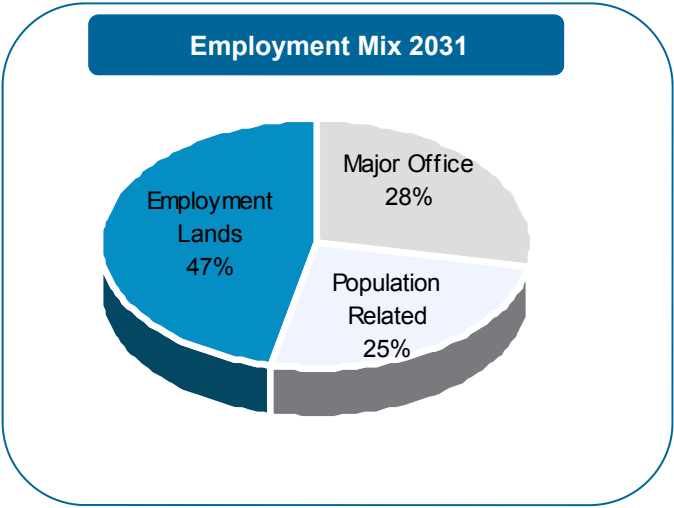
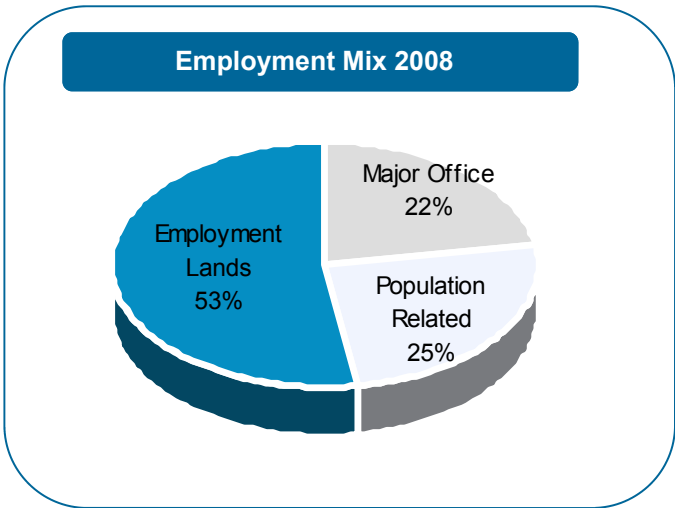
Total Employment Forecast



Employment Forecast by Type



¹ Work on the growth forecast commenced before the economic downturn in late 2008. Adjustments to the model were made in late 2008 to account for some of the market changes that were witnessed during 2008.



employment and employment-land employment.

Major office employment refers to employment occurring in office buildings over 20,000 sq. ft (1,860 m²). In 2008, there were 101,000 persons employed in major office space, this represents a 22 percent share of all employment in Mississauga. It is forecasted by 2031 major office employment share will increase to 28 percent or 146,000 jobs an increase of 45,000. This growth will come from new office development.

The second category, employment-land employment includes a wide variety of jobs that occur on lands set aside for employment purposes. This category would include manufacturing, warehousing, wholesaling, research and development etc.

In 2008, just over half of all employment was located on

employment lands (236,000 jobs). Employment-land employment is forecasted to increase slightly with the creation of 7,000 jobs by 2031. Increased employment will come from new development on vacant lands, however it is forecasted that this increase will be offset by declining employment on existing employment lands because of lower employment densities.

Employment density on employment-land city wide is expected to decline from 39.9 jobs per hectare in 2008 to 36.5 jobs per hectare by 2031.

Note, major office buildings are primarily located on employment lands. For employment-lands employment forecast, major office buildings are removed from the calculation and employment in major office buildings is calculated separately. Therefore examining an individual parcel, an increase in office space/jobs results in a loss of

employment –lands employment.

The third employment category is population-related employment which refers to employment that serves the local population base. For example, this includes retail services, schools and government activities.

In 2008, 113,000 jobs were attributed to population-related employment, growing to 131,000 jobs by 2031, an increase of 15.9 percent. Population-related employment as a share of total employment will remain constant over the forecast period (25 percent) as growth is proportional to population.

Planning districts with the greatest employment include: Northeast,

Note to readers

- City totals have been rounded to the nearest thousand and planning district values have been rounded to the nearest ten
- All forecasts represent mid-year values
- Totals may not sum due to rounding

- Employment Districts**
- Airport Corporate
 - Dixie
 - Gateway
 - Mavis-Erindale
 - Meadowvale Business Park
 - Northeast
 - Sheridan Park
 - Southdown
 - Western Business Park

Gateway, Meadowvale Business Park, Airport Corporate and City Centre. These districts account for 63 percent of all employment in 2008 and this share will remain stable to 2031.

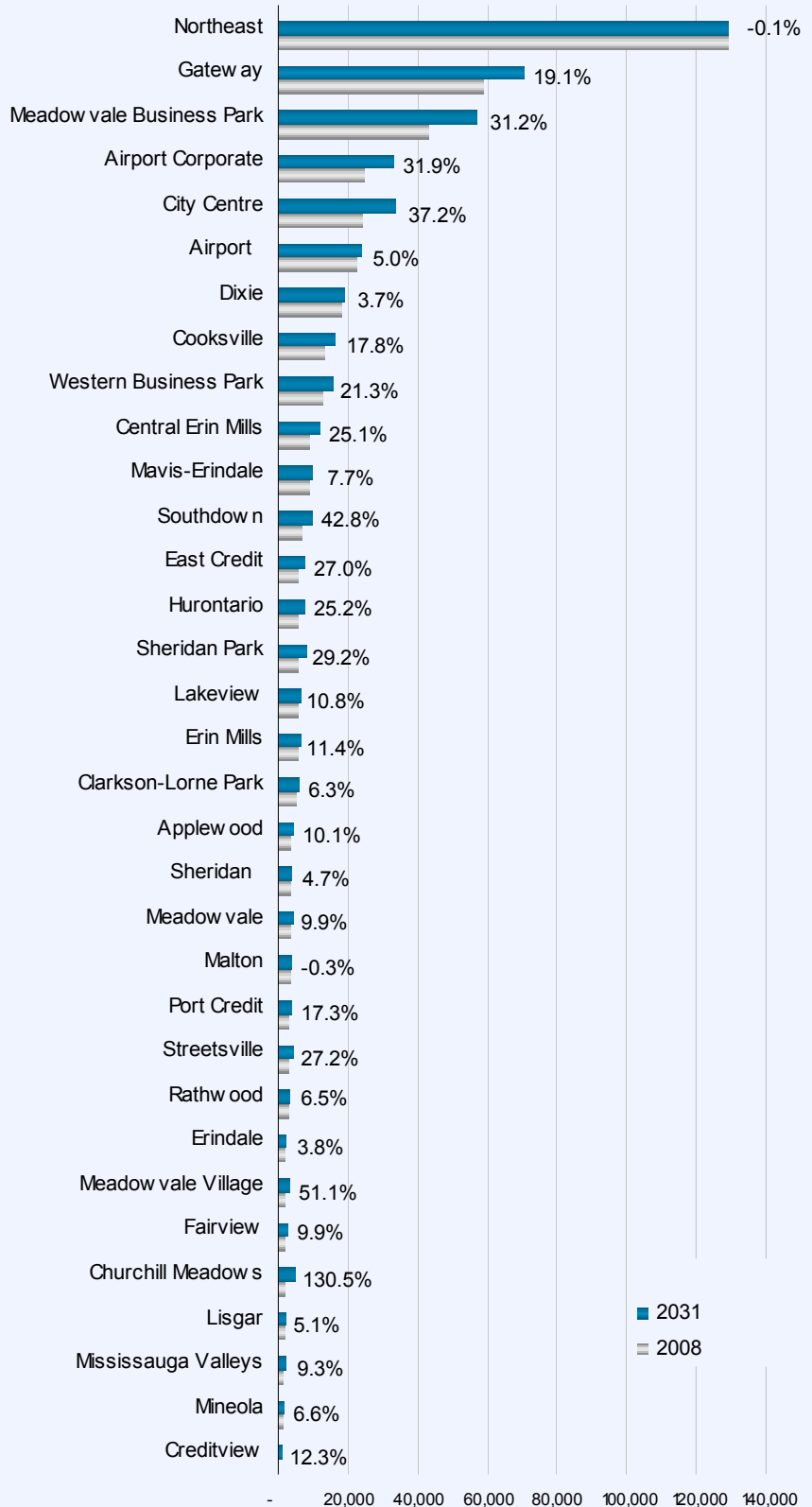
The Northeast planning district accounts for nearly 30 percent of all employment. Employment in the Northeast is forecasted to remain stable over the forecast period. New major office employment is forecasted for the Northeast planning district. However, growth in new office employment is offset by forecasted declining employment-lands employment based on declining employment-lands employment densities.

This decline reflects a recognized pattern in aging employment districts where some older buildings convert to less intensive uses or become obsolete. By the 2030's Mississauga's building stock from the 1970s will be 50 to 60 years old. The declines reflect the normal aging process and course of a city reaching maturity.

The greatest absolute increase in employment is forecasted for the Meadowvale Business Park, with a forecasted increase of 13,600 employees from 45,590 to 57,190 employees. A large portion of this growth is expected to come from new major office development.

The Malton planning district is the only planning district in which a slight decrease in employment is forecast. This decrease is attributed to a slight decline in employment-land employment, as well as lower employment density on existing lands.

Employment Growth by Planning District 2008 - 2031



Total Employment Forecast

Planning District	2008	2009	2010	2011	2016	2021	2026	2031
Airport	22,550	22,090	21,520	21,030	22,420	22,850	23,260	23,670
Airport Corporate	24,950	24,840	24,780	24,730	27,920	30,170	31,210	32,900
Applewood	3,870	3,880	3,880	3,890	4,010	4,100	4,150	4,260
Central Erin Mills	9,480	9,520	9,570	9,610	10,800	11,490	11,610	11,860
Churchill Meadows	2,030	2,120	2,250	2,310	3,890	4,180	4,330	4,680
City Centre	24,680	24,720	24,770	24,770	27,660	30,230	32,200	33,850
Clarkson-Lorne Park	5,360	5,360	5,370	5,380	5,540	5,620	5,630	5,700
Cooksville	13,790	13,810	13,820	13,840	14,240	15,090	15,330	16,250
Creditview	810	810	810	820	870	900	900	910
Dixie	18,480	18,460	18,500	18,540	18,820	19,350	19,250	19,170
East Credit	6,180	6,200	6,240	6,260	7,250	7,460	7,700	7,850
Erin Mills	5,810	5,820	5,830	5,840	6,050	6,230	6,300	6,470
Erindale	2,340	2,350	2,360	2,370	2,360	2,380	2,390	2,430
Fairview	2,230	2,250	2,260	2,270	2,340	2,370	2,390	2,450
Gateway	59,350	59,750	60,030	60,350	64,860	67,050	68,870	70,710
Hurontario	6,160	6,200	6,260	6,290	6,960	7,410	7,630	7,710
Lakeview	5,820	5,820	5,840	5,850	6,030	6,150	6,170	6,450
Lisgar	1,950	1,980	2,010	2,020	2,070	2,050	2,040	2,050
Malton	3,610	3,620	3,620	3,630	3,590	3,580	3,580	3,600
Mavis-Erindale	9,210	9,220	9,230	9,250	9,670	9,680	9,940	9,920
Meadowvale	3,750	3,760	3,750	3,760	3,760	4,050	4,070	4,120
Meadowvale Business Park	43,590	45,340	45,510	45,730	50,380	53,890	55,840	57,190
Meadowvale Village	2,330	2,400	2,490	2,550	3,030	3,410	3,450	3,520
Mineola	1,370	1,370	1,370	1,370	1,400	1,420	1,430	1,460
Mississauga Valleys	1,830	1,830	1,850	1,880	1,940	1,960	1,970	2,000
Northeast	129,260	128,860	129,010	129,200	129,580	130,050	129,250	129,190
Port Credit	3,420	3,430	3,440	3,450	3,770	3,890	3,930	4,010
Rathwood	3,070	3,080	3,080	3,090	3,130	3,180	3,200	3,270
Sheridan	3,830	3,840	3,840	3,840	3,890	3,930	3,950	4,010
Sheridan Park	6,120	6,690	6,720	6,760	7,760	7,830	7,880	7,910
Southdown	6,870	7,120	7,280	7,460	8,530	8,980	9,570	9,810
Streetsville	3,230	3,240	3,240	3,250	3,570	3,650	3,850	4,110
Western Business Park	12,770	12,930	13,040	13,160	14,470	15,290	15,400	15,490
City of Mississauga	450,000	453,000	454,000	455,000	483,000	500,000	509,000	519,000

Major Office Employment Forecast

Planning Districts	2008	2031	Percentage Increase
Airport	470	470	0.0%
Airport Corporate	21,340	29,320	37.4%
Applewood	430	430	0.0%
Central Erin Mills	670	1,210	80.6%
Churchill Meadows	0	540	100.0%
City Centre	16,390	23,040	40.6%
Clarkson-Lorne Park	0	0	0.0%
Cooksville	4,260	5,170	21.4%
Creditview	0	0	0.0%
Dixie	1,490	2,400	61.1%
East Credit	0	610	100.0%
Erin Mills	190	190	0.0%
Erindale	0	0	0.0%
Fairview	100	90	-10.0%
Gateway	12,880	21,170	64.4%
Hurontario	1,340	1,730	29.1%
Lakeview	0	190	100.0%
Lisgar	0	0	0.0%
Malton	0	0	0.0%
Mavis-Erindale	1,980	2,600	31.3%
Meadowvale	420	640	52.4%
Meadowvale Business Park	15,970	25,680	60.8%
Meadowvale Village	0	350	100.0%
Mineola	280	280	0.0%
Mississauga Valleys	0	0	0.0%
Northeast	17,700	21,230	19.9%
Port Credit	0	100	100.0%
Rathwood	0	0	0.0%
Sheridan	1,030	1,020	-1.0%
Sheridan Park	3,650	4,850	32.9%
Southdown	120	380	216.7%
Streetsville	0	520	100.0%
Western Business Park	300	1,560	420.0%
City of Mississauga	101,000	146,000	44.6%

Major Office

Over 80 percent of major office employment is concentrated in five planning districts: Airport Corporate, City Centre, Gateway, Meadowvale Business Park and Northeast.

The overall major office employment trend in these top five districts will be increasing employment. However, because of greater vacancies projected for the period between 2008 and 2011, some minor declines in major office employment will be seen in a few districts to 2011 before recovering.

By 2031 it is forecasted that Airport Corporate will be home to 20 percent of major office employment in the city, followed by Meadowvale Business Park at 18 percent and City Centre at 16 percent.

The major office employment category has the lowest proportion of employment in Mississauga (22 percent). However, for future employment growth in Mississauga, it will be important that Mississauga maintains a competitive position in the office market as employment land supply becomes limited restricting employment growth on employment-lands.

In residential districts there is little major office space (buildings over 20,000 sq. ft.). The demand for office space in residential districts is largely fulfilled by smaller buildings and office space within retail commercial developments.

Employment-Land Employment Forecast

Planning Districts	2008	2031	Percentage Increase
Airport	21,020	22,200	5.6%
Airport Corporate	3,440	3,160	-8.1%
Applewood	10	10	0.0%
Central Erin Mills	80	70	-12.5%
Churchill Meadows	0	820	100.0%
City Centre	0	0	0.0%
Clarkson-Lorne Park	1,470	1,350	-8.2%
Cooksville	110	100	-9.1%
Creditview	0	0	0.0%
Dixie	13,450	13,000	-3.3%
East Credit	530	490	-7.5%
Erin Mills	80	70	-12.5%
Erindale	0	0	0.0%
Fairview	370	340	-8.1%
Gateway	42,800	45,240	5.7%
Hurontario	0	0	0.0%
Lakeview	2,080	1,920	-7.7%
Lisgar	0	0	0.0%
Malton	30	30	0.0%
Mavis-Erindale	4,560	4,470	-2.0%
Meadowvale	0	0	0.0%
Meadowvale Business Park	25,020	28,280	13.0%
Meadowvale Village	10	10	0.0%
Mineola	20	20	0.0%
Mississauga Valleys	0	0	0.0%
Northeast	104,970	100,980	-3.8%
Port Credit	70	60	-14.3%
Rathwood	0	0	0.0%
Sheridan	30	30	0.0%
Sheridan Park	2,350	2,860	21.7%
Southdown	6,320	8,840	39.9%
Streetsville	870	800	-8.0%
Western Business Park	6,420	7,440	15.9%
City of Mississauga	236,000	243,000	3.0%

Employment-Land Employment

Approximately 98 percent of employment on employment lands is located in employment planning districts in the city. The greatest employment-land employment is found in the Northeast planning district which contains 44 percent of Mississauga's employment on employment lands. The Gateway planning district follows with 18 percent of employment-land employment.

Employment-land employment growth will largely occur through the development of remaining vacant employment lands. As supply of employment land depletes, slower growth and declines in employment are expected in some areas from less intensive use of existing employment land.

Increases will largely occur in Meadowvale Business Park, Gateway, Southdown and Western Business Park because of the availability of vacant employment lands. Mature employment districts will encounter stable levels or modest declines as they approach build out and existing employment densities decline.

The majority of residential planning districts have little employment on employment lands. There are however, approximately 3,500 employees on employment lands located in Clarkson-Lorne Park and Lakeview which are residential planning districts.

Population-Related Employment

Population-related employment is mostly concentrated in residential districts of the city and will continue to increase as population increases. Population-related employment is expected to maintain a fairly constant ratio to the total population.

The planning districts with the greatest population-related employment are: Central Erin Mills, City Centre and Cooksville. Throughout the forecast period these districts are anticipated to continue to have the greatest population-related employment.

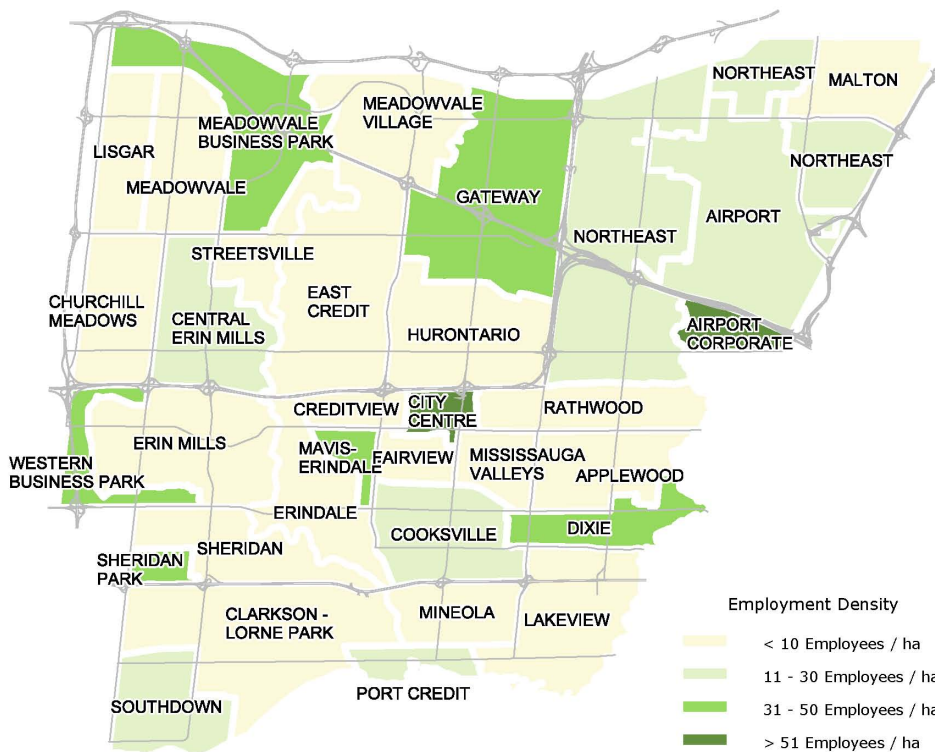
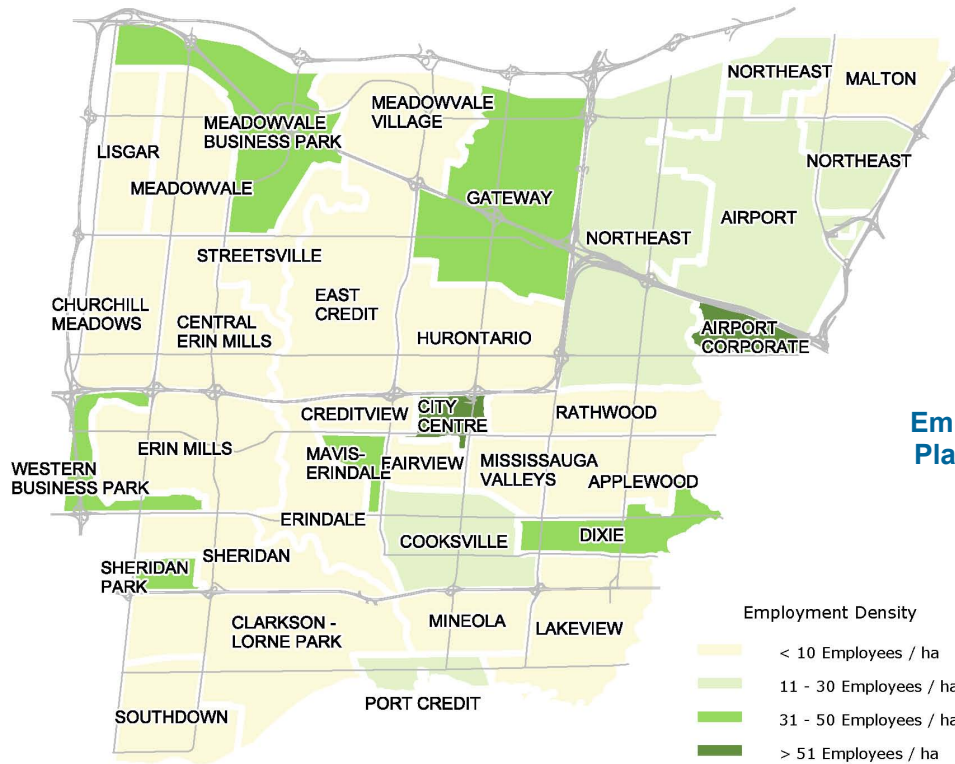
Residential districts which are forecasted to have a declining population will see the smallest increase in population-related employment. These residential districts include Erindale, Malton and Meadowvale.

Employment Densities

The maps on the next page compare employment densities in the years 2008 and 2031. Currently, employment densities are the highest in the City Centre and Airport Corporate and these planning districts are projected to continue to have the greatest density to 2031, with a density of 145 employees per hectare in City Centre and 113 employees per hectare in Airport Corporate. Greater employment densities in

Population-Related Employment Forecast

Planning Districts	2008	2031	Percentage Increase
Airport	1,050	1,010	-3.8%
Airport Corporate	170	420	147.1%
Applewood	3,440	3,830	11.3%
Central Erin Mills	8,730	10,580	21.2%
Churchill Meadows	2,030	3,320	63.5%
City Centre	8,290	10,810	30.4%
Clarkson-Lorne Park	3,890	4,350	11.8%
Cooksville	9,420	10,980	16.6%
Creditview	810	910	12.3%
Dixie	3,550	3,770	6.2%
East Credit	5,640	6,750	19.7%
Erin Mills	5,540	6,210	12.1%
Erindale	2,340	2,430	3.8%
Fairview	1,770	2,010	13.6%
Gateway	3,670	4,300	17.2%
Hurontario	4,820	5,980	24.1%
Lakeview	3,730	4,340	16.4%
Lisgar	1,950	2,050	5.1%
Malton	3,580	3,580	0.0%
Mavis-Erindale	2,680	2,850	6.3%
Meadowvale	3,330	3,480	4.5%
Meadowvale Business Park	2,600	3,230	24.2%
Meadowvale Village	2,320	3,170	36.6%
Mineola	1,070	1,160	8.4%
Mississauga Valleys	1,830	2,000	9.3%
Northeast	6,590	6,980	5.9%
Port Credit	3,350	3,850	14.9%
Rathwood	3,070	3,270	6.5%
Sheridan	2,770	2,960	6.9%
Sheridan Park	120	200	66.7%
Southdown	430	590	37.2%
Streetsville	2,360	2,780	17.8%
Western Business Park	6,050	6,490	7.3%
City of Mississauga	113,000	131,000	15.9%



These maps represent changes in gross employment density by planning district. Gross area includes all land areas including vacant lands and transportation right-of-ways.

Employment Density by Planning District

Planning District	Employees per hectare	
	2008	2031
Airport	12	13
Airport Corporate	85	113
Applewood	5	6
Central Erin Mills	10	12
Churchill Meadows	3	6
City Centre	106	145
Clarkson-Lorne Park	3	3
Cooksville	15	18
Creditview	3	3
Dixie	34	35
East Credit	4	5
Erin Mills	5	5
Erindale	3	3
Fairview	9	10
Gateway	33	39
Hurontario	5	7
Lakeview	5	6
Lisgar	3	4
Malton	5	5
Mavis-Erindale	46	50
Meadowvale	5	5
Meadowvale Business Park	33	43
Meadowvale Village	2	4
Mineola	3	3
Mississauga Valleys	5	6
Northeast	27	27
Port Credit	12	14
Rathwood	4	5
Sheridan	5	5
Sheridan Park	38	49
Southdown	9	14
Streetsville	7	8
Western Business Park	30	37
City of Mississauga	15	17

these two districts can be attributed to growth in major office employment.

Other planning districts which are expected to see a significant increase in density are Meadowvale Business Park from 33 to 43 employees per hectare and Sheridan Park from 38 to 49 employees per hectare.

Overall Mississauga has an employment density of 15 employees per hectare in 2008 increasing to 17 employees per hectare in 2031.

As expected, residential districts have lower employment densities throughout the City.

The Northeast and Malton planning districts are the only districts where a decrease in density is projected. In both of these planning districts the lower densities can be attributed to lower employment on existing employment lands. Population related employment and major office employment in these two districts will remain stable or increase but is being offset by larger declines in employment on employment lands.



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For questions relating to information contained in this publication please contact the Information Planning Section of the Policy Planning Division in the Planning and Building Department

905-615-3200 x 5556
eplanbuild.info@mississauga.ca