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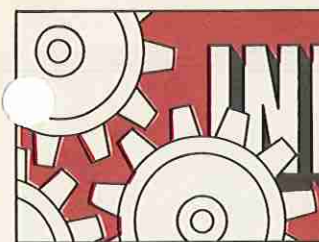
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INDUSTRIAL DEVELOPMENT REPORT

A Report of the City of Mississauga

Planning and Building Department

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED

SEP 30 1992

1. Introduction

To assist the monitoring of employment objectives in the Official Plan, the Planning and Building Department monitors, on a monthly basis, existing, committed and potential development of industrial land. Of the 7 790 ha (19 250 ac) of industrial land in the City of Mississauga, 53% 4 120 ha (10 180 ac) is existing, 13% 1 030 ha (2 550 ac) is committed; and 34% 2 640 ha (6 520 ac) is categorized as potential (see Table 1, Figure 1).

TABLE 1

STATUS OF INDUSTRIAL DEVELOPMENT BY TYPE (ha)
DECEMBER 1988

	Existing	Committed	Potential	Total
Heavy	470	70	160	700
General	2380	390	700	3470
Prestige	870*	500**	1590***	2960
Mixed	400	70	190	660
Total	4120	1030	2640	7790

Note: * 10 ha existing office has been included as prestige industrial
** 30 ha committed office has been included as prestige industrial.
*** 70 ha circulated office has been included as prestige industrial.
*** 80 ha draft approved office has been included as prestige industrial.

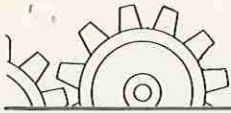
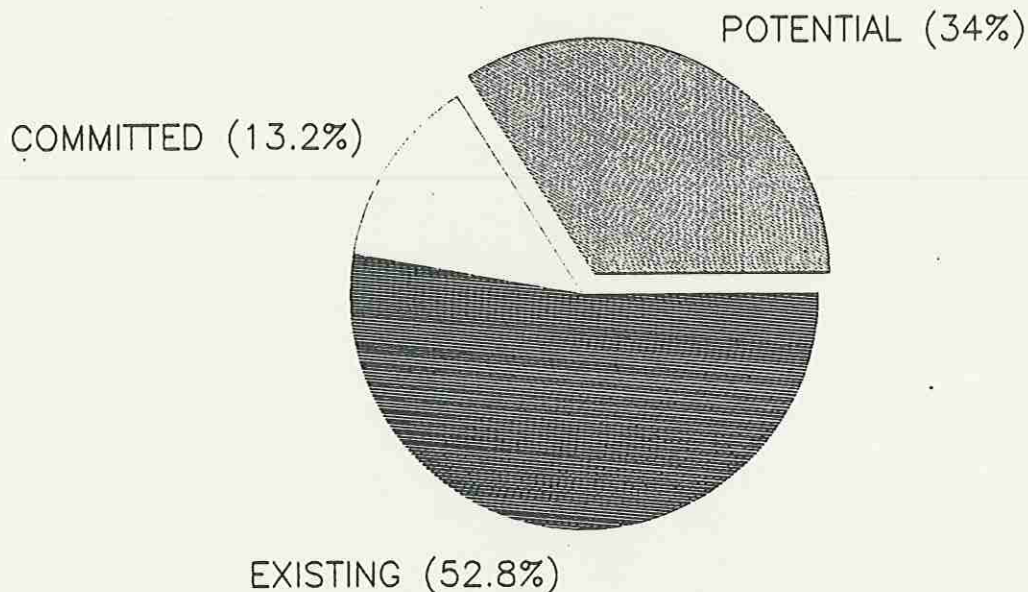


FIGURE 1
STATUS OF INDUSTRIAL DEVELOPMENT
DECEMBER 1988



2. Existing Industrial Land

The "Existing" category refers to lands developed for industrial purposes; under construction; and those for which a building permit has been issued. Measurements in this category are net and include: the building area; paved and unpaved parking lots; storage areas; landscaped areas; and easements or rights-of-way if located on the property. Roads, utility corridors, greenbelt lands and parks are excluded.

Table 2, Figure 2 provides a summary of the distribution by Planning District of the existing industrial land in the City of Mississauga. The 4 120 ha (10 180 ac) represents a 240 ha (590 ac) increase over the December 1987 total of 3 880 ha (9 590 ac), and a 150 ha (370 ac) increase over the June 1988 total of 3 970 ha (9 810 ac). In the second half of 1988, the West Malton Planning District experienced an increase of 60 ha (150 ac) of industrial development, followed by Derry with 20 ha (50 ac). A total of 164 industrial building permits were issued during the second half of 1988 compared to 152 building permits issued during the same period last year, representing a 8% increase.

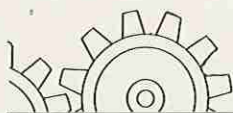


TABLE 2

DISTRIBUTION OF EXISTING INDUSTRIAL AREA BY PLANNING DISTRICT (ha)
DECEMBER 1988

Planning District	Heavy	General	Prestige	Mixed	Total
Airport Corporate	-	-	50	-	50
Airport Road	-	50	340	-	390
Airport South	-	490	-	-	490
Britannia East	-	40	110	-	150
Britannia West	-	-	10	-	10
Central Business Park	-	-	-	-	-
Streetsville	-	20	-	10	30
Derry	-	-	20	-	20
Hurontario	-	-	30	-	30
Mavis Road	-	-	-	160	160
Meadowvale North	-	-	50	-	50
Meadowvale South	-	230	90	10	330
Sheridan Park	-	-	110	-	110
Shorefront	-	130	-	-	130
South Dixie	-	210	-	170	380
Southdown	290	120	-	-	410
Southern Business Park	-	-	30	40	70
West Malton	120	960	-	-	1080
Western Business Park	-	10	30	-	40
Others ⁽¹⁾	60	120	-	10	190
Total	470	2 380	870	400	4 120

Note:

- (1) Includes part of Dundas-Fairview; the Canadian Admiral Plant on Lakeshore Road East; small firms located along the CNR tracks in Port Credit and Dixie Shorefront; the CPR tracks in Streetsville; and the St. Lawrence Starch and Texaco lands in Port Credit.

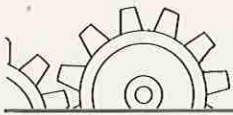
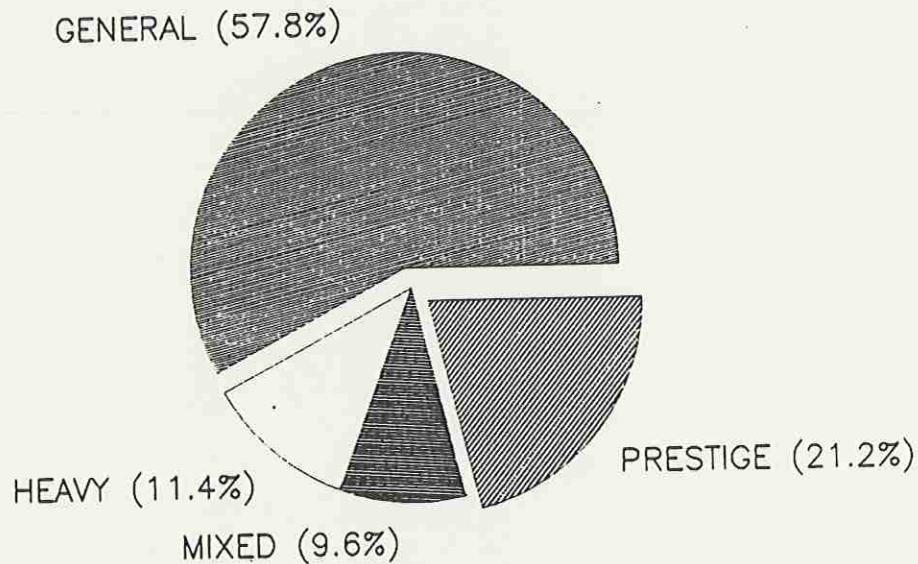


FIGURE 2
DISTRIBUTION OF EXISTING DEVELOPMENT BY TYPE
DECEMBER 1988



3. Committed Industrial Land

"Committed" industrial lands are defined as unbuilt lots or blocks on registered plans of subdivision, and vacant lands zoned for industrial uses. Measurements in this category are net measurements in that roads, utility corridors, greenbelt lands, and parks are excluded.

As shown on Table 3, Figure 3, there is a committed inventory of 1 030 ha (2 550 ac) of industrial land, of which 7% is designated Heavy Industrial, 40% General Industrial, 50% Prestige Industrial, and 3% Mixed Industrial and Commercial. Unbuilt blocks on registered plans account for 60% of the committed inventory, and infilling and committed the remaining 40%. The data indicate that West Malton contains over 27 percent of the committed industrial development in the City. The total amount of committed industrial land remained constant at about 13% of the total industrial base.

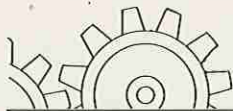


TABLE 3
DISTRIBUTION OF COMMITTED INDUSTRIAL AREA BY PLANNING DISTRICT
DECEMBER 1988

Planning District	Unbuilt Area on Registered Plans			Infilling Area			Total Committed Industrial Area		
	Heavy	General	Total	Heavy	General	Total	Heavy	General	Total
Airport Corporate	-	110	-	-	-	-	-	110	-
Airport Road	-	10	10	-	60	-	-	70	-
Airport South	-	10	10	-	30	-	-	50	-
Britannia East	-	10	40	-	20	-	-	50	-
Britannia West	-	20	20	-	-	-	-	20	-
Central Business Park	-	-	-	-	-	-	-	-	-
Streetsville	-	-	-	-	-	-	-	-	-
Derry	-	50	50	-	30	-	-	50	-
Huronario	-	-	-	-	-	-	-	30	-
Mavis Road	-	-	-	-	-	-	-	-	-
Meadowdale North	-	20	70	-	10	-	-	60	-
Meadowdale South	-	30	50	-	20	-	-	50	-
Sheridan Park	-	20	20	-	10	-	-	30	-
Shorefront	-	-	-	-	-	-	-	-	-
South Dixie	-	-	-	-	30	-	-	30	-
Southdown	-	-	-	-	10	-	-	10	-
Southern Business Park	-	-	-	-	-	-	-	-	-
West Malton	-	160	170	-	60	-	-	220	-
Western Business Park	-	10	70	-	-	-	-	10	-
Others	-	-	-	-	-	-	-	-	-
Total	-	240	370	70	150	60	70	390	1030

Note:

(1) Refers to the Texaco lands in Port Credit.

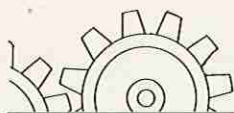
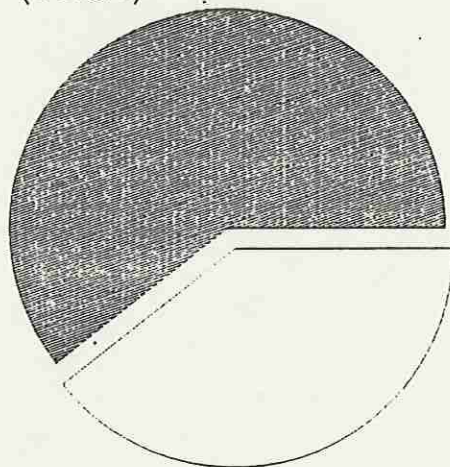


FIGURE 3
DISTRIBUTION OF COMMITTED DEVELOPMENT BY CATEGORY
DECEMBER 1988

UNBUILT ON REG.PLAN (60.6%)



INFILLING (39.4%)

4. Potential Industrial Land

"Potential" industrial lands are those proposed on plans of subdivision or rezoning applications and those designated for industrial uses in the Mississauga Official Plan for which no development application has been received. Measurements in this category are gross measurements.

As shown on Table 4, Figure 4, there is a potential inventory of 2 640 ha (6 520 ac) of industrial land in the City. A total of 670 ha (1 660 ac) or 25% of the industrial land classified as potential is within draft approved plans of subdivision proceeding towards registration. Of this area, 120 ha (300 ac) is designated General Industrial; 540 ha (1 330 ac) Prestige Industrial; and 10 ha (30 ac) Mixed Industrial and Commercial. Meadowvale North with 130 ha (320 ac) and Derry with 340 ha (840 ac) together account for over 70% of all industrial land draft approved in the City.

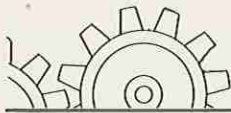


TABLE 4
DISTRIBUTION OF POTENTIAL INDUSTRIAL AREA BY PLANNING DISTRICT (ha)
DECEMBER 1988

Planning District	Heavy	Draft Approved Area			Total	Heavy	General	Circulated Area		Mixed	Total
		General	Prestige	Mixed				General	Prestige		
Airport Corporate	-	-	-	-	-	-	-	-	-	-	-
Airport Road	-	-	20	-	20	-	-	-	-	-	-
Airport South	-	50	-	-	50	-	10	-	-	-	10
Britannia East	-	-	40	-	40	-	-	-	-	-	-
Britannia West	-	20	30	-	50	-	10	130	30	170	-
Central Business Park	-	-	-	-	-	-	-	-	-	-	-
Streetsville	-	-	-	-	-	-	-	-	-	-	-
Derry	-	-	340	-	340	-	-	190	-	-	190
Hurontario	-	-	-	-	-	-	-	-	-	-	-
Mavis Road	-	-	-	10	10	-	-	-	-	-	-
Meadowdale North	-	20	110	-	130	-	-	-	-	-	-
Meadowdale South	-	20	-	-	20	-	-	40	-	-	40
Sheridan Park	-	-	-	-	-	-	-	10	-	-	10
Shorefront	-	-	-	-	-	-	-	-	-	-	-
South Dixie	-	-	-	-	-	-	-	-	-	-	-
Southdown	-	-	-	-	-	-	-	-	-	-	-
Southern Business Park	-	-	-	-	-	-	-	-	-	-	-
West Malton	-	10	-	-	10	-	80	-	-	-	80
Western Business Park	-	-	-	-	-	-	-	-	-	-	-
Others ¹	-	-	-	-	-	-	-	-	-	-	-
Total	-	120	540	10	670	-	100	370	30	500	

Note:

(1) Refers to Port Credit.

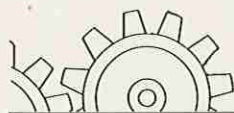


TABLE 4 (continued)
DISTRIBUTION OF POTENTIAL INDUSTRIAL AREA BY PLANNING DISTRICT (ha)
DECEMBER 1988

Heavy	Inactive or Designated Area			Total			Potential Industrial Area			Total	Planning District
	General	Prestige	Mixed	General	Heavy	Total	General	Prestige	Mixed		
-	-	-	-	-	-	-	-	-	-	-	Airport Corporate
-	-	40	-	40	-	40	-	60	-	60	Airport Road
-	150	-	-	150	-	150	210	-	-	210	Airport South
-	-	-	-	-	-	-	-	40	-	40	Britannia East
-	30	110	20	160	-	160	60	270	50	380	Britannia West
-	-	-	130	130	-	130	-	-	130	130	Central Business Park
-	-	-	-	-	-	-	-	-	-	-	Streetsville
-	-	290	-	290	-	290	-	820	-	820	Derry
-	-	-	-	-	-	-	-	-	-	-	Hurontario
-	-	-	-	-	-	-	-	-	10	10	Mavis Road
-	40	80	-	120	-	120	50	190	-	240	Meadowvale North
-	130	60	-	190	-	190	150	100	-	250	Meadowvale South
-	-	20	-	20	-	20	-	30	-	30	Sheridan Park
-	40	-	-	40	-	40	40	-	-	40	Shorefront
-	-	-	-	-	-	-	-	-	-	-	South Dixie
160	-	-	-	160	160	160	-	-	-	160	Southdown
-	-	-	-	-	-	-	-	-	-	-	Southern Business Park
-	70	-	-	70	-	70	170	-	-	170	West Malton
-	20	70	-	90	-	90	20	70	-	90	Western Business Park
-	-	10	-	10	-	10	-	10	-	10	Others
160	480	680	150	1470	160	1640	700	1590	190	2640	

Note:

(1) Refers to Port Credit.

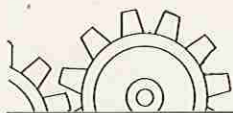
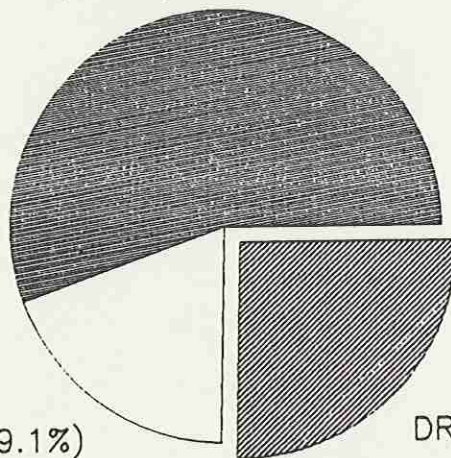


FIGURE 4
DISTRIBUTION OF POTENTIAL DEVELOPMENT BY STATUS
DECEMBER 1988

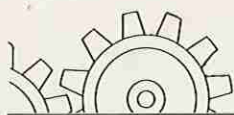
INACTIVE/DESIGNATED (55.5%)



CIRCULATED (19.1%)

DRAFT APPROVED (25.4%)

Applications have been received and circulated for 500 ha (1 240 ac) of industrial land, representing 19% of the potential industrial land inventory. The Derry Planning District has 190 ha (470 ac) of land subject to applications, followed by Britannia West with 170 ha (420 ac). Inactive applications and lands designated for industrial purposes in the Official Plan, for which no applications have been received, constitute 1 470 ha (3 632 ac) (56%) of potential industrial development. Table 4 further indicates that Derry has the largest potential for industrial development with 290 ha (720 ac) outstanding. This is followed by Meadowvale South with 190 ha (470 ac), and Britannia West with 160 ha (400 ac).



5. On-Stream Industrial Land

An estimate for the quantity of on-stream development is derived from the refinement of the committed and potential inventories, and is defined as the sum of vacant areas on registered plans, draft approved land, and areas proposed on development applications currently being circulated. Infilling development and development which may be encumbered by various constraints are excluded. The inventory of on-stream development is presented in Table 5 by Industrial type and category, and in Table 6 by planning district.

As shown in Table 5, there are 1 800 ha (4 450 ac) of on-stream industrial land, of which 470 ha (1 160 ac) is designated General Industrial, 1 100 ha (2 720 ac) Prestige Industrial, 50 ha (120 ac) Mixed Industrial and Commercial, and 180 ha (450 ac) Office.

TABLE 5
ON-STREAM DEVELOPMENT IN MISSISSAUGA
DECEMBER 1988

	Heavy	<u>On-Stream Industrial Area (ha)</u>				Total
		General	Prestige	Mixed	Office	
Unbuilt Blocks on Registered Plans	0	240	340	10	30	620
Industrial Area on Draft Approved Plans	0	120	460	10	80	670
Industrial Area on Circulated Plans	0	110	300	30	70	510
On-Stream Inventory	0	470	1 100	50	180	1 800

Most of the on-stream industrial development (see Table 6) is located in the planning districts of Derry (30%); West Malton (15%); Britannia West (13%); Meadowvale North (11%); Meadowvale South and Airport Corporate (each with 6%).

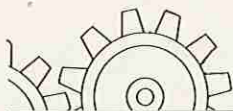
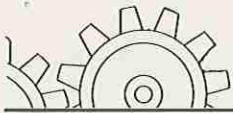


TABLE 6
DISTRIBUTION OF ON-STREAM DEVELOPMENT
DECEMBER 1988

Planning District	On-Stream Industrial Area (ha)					Total
	Heavy	General	Prestige	Mixed	Office	
Dundas-Fairview	-	-	-	-	-	-
Airport Road	-	-	30	-	-	30
West Malton	-	260	10	-	-	270
Airport South	-	80	-	-	-	80
South Dixie	-	-	-	-	-	-
Mavis Road	-	-	-	10	-	10
Britannia East	-	-	70	-	-	70
Hurontario	-	-	-	-	-	-
Southdown	-	-	-	-	-	-
Sheridan Park	-	-	30	-	-	30
Southern Business Park	-	-	-	-	-	-
Western Business Park	-	10	40	10	10	70
Meadowvale South	-	50	60	-	-	110
Meadowvale North	-	40	130	-	30	200
Derry	-	-	440	-	140	580
Airport Corporate	-	-	110	-	-	110
Britannia West	-	30	180	30	-	240
TOTAL	-	470	1 100	50	180	1 800



SUMMARY

In 1988, the City of Mississauga experienced a slight increase (2%) of building permits issued for new industrial buildings, as compared to the previous year (1987). A total of 286 permits were issued in 1988 as compared to 280 permits in 1987. Total value of all industrial permits increased from 380 million dollars in 1987 to 510 million dollars in 1988.

With regard to industrial growth, the West Malton Planning District continued to absorb most of the growth with 90 ha (230 ac) of land developed during the past twelve months. This increase represents 37.5% of the total growth of 240 ha (590 ac) of all districts.

The Planning Districts of West Malton, Airport Corporate, Meadowvale North and Meadowvale South Business Parks will satisfy the short-term demand for industrial land, as these districts have most (50%) of committed industrial areas; while Derry, Britannia West, Meadowvale South and Meadowvale North Business Park will be developed in the longer-term, as these districts possess most (63%) of the potential industrial area.

The status of industrial development as of December 1988 is summarized below:

- . there are 4 120 ha (10 180 ac) of industrial land developed in the City of Mississauga, of which 470 ha (1 160 ac) is designated Heavy Industrial; 2 380 ha (5 880 ac) General Industrial; 870 ha (2 150 ac) Prestige Industrial; and 400 ha (990 ac) Mixed Industrial and Commercial.
- . there are 1 030 ha (2 550 ac) of land committed for industrial purposes. If no further lands were registered or rezoned, an additional 70 ha (170 ac) of heavy, 390 ha (970 ac) general, 500 ha (1 240 ac) prestige, and 70 ha (170 ac) mixed industrial and commercial development could be added to the existing inventory.
- . industrial development applications being processed, and areas designated in the Official Plan, represent a potential of 2 640 ha (6 520 ac), of which 160 ha (390 ac) are designated Heavy Industrial; 700 ha (1 730 ac) General Industrial; 1 590 ha (3 930 ac) Prestige Industrial; and 190 ha (470 ac) Mixed Industrial and Commercial.
- . there are 1 800 ha (4 450 ac) of industrial land coming on-stream for development, of which 470 ha (1 160 ac) are designated General Industrial; 1 100 ha (2 720 ac) Prestige Industrial; 50 ha (120 ac) Mixed Industrial and Commercial, and 180 ha (450 ac) Office.

