

Summary of Market Analysis Findings

Table 2 is a summary of the findings of staff's market analysis for the Meadowvale Business Park Corporate Centre and the Mavis-Erindale Employment Area.

Table 2: Summary of Market Analysis Findings	
Meadowvale Business Park Corporate Centre (Site 1)	<ul style="list-style-type: none"> • Strong employment and business count growth of 22% and 6.6% respectively between 2012 and 2019 • A high concentration of the following two sectors as a percentage of overall employment – Life Sciences (20%) and Finance (9%) in 2022 • The area is home to notable companies such as GlaxoSmithKline Inc., Magna Precision Technologies; Hoffman-Roche Canada Ltd. and Royal Bank of Canada
Mavis-Erindale Employment Area (Sites 2 and 3)	<ul style="list-style-type: none"> • Employment growth of 9% and a steady number of businesses between 2012 and 2019 • In 2022, the highest concentration of employment was within the Transportation sector at 26%, with MiWay Transit Operations and Switzer-Carty Transportation Services as the largest employers • The second highest concentration of employment was within the Manufacturing sector at 11%, with Curtiss-Wright Indal Technologies Inc. and Provincial Store Fixtures Ltd. as the largest employers