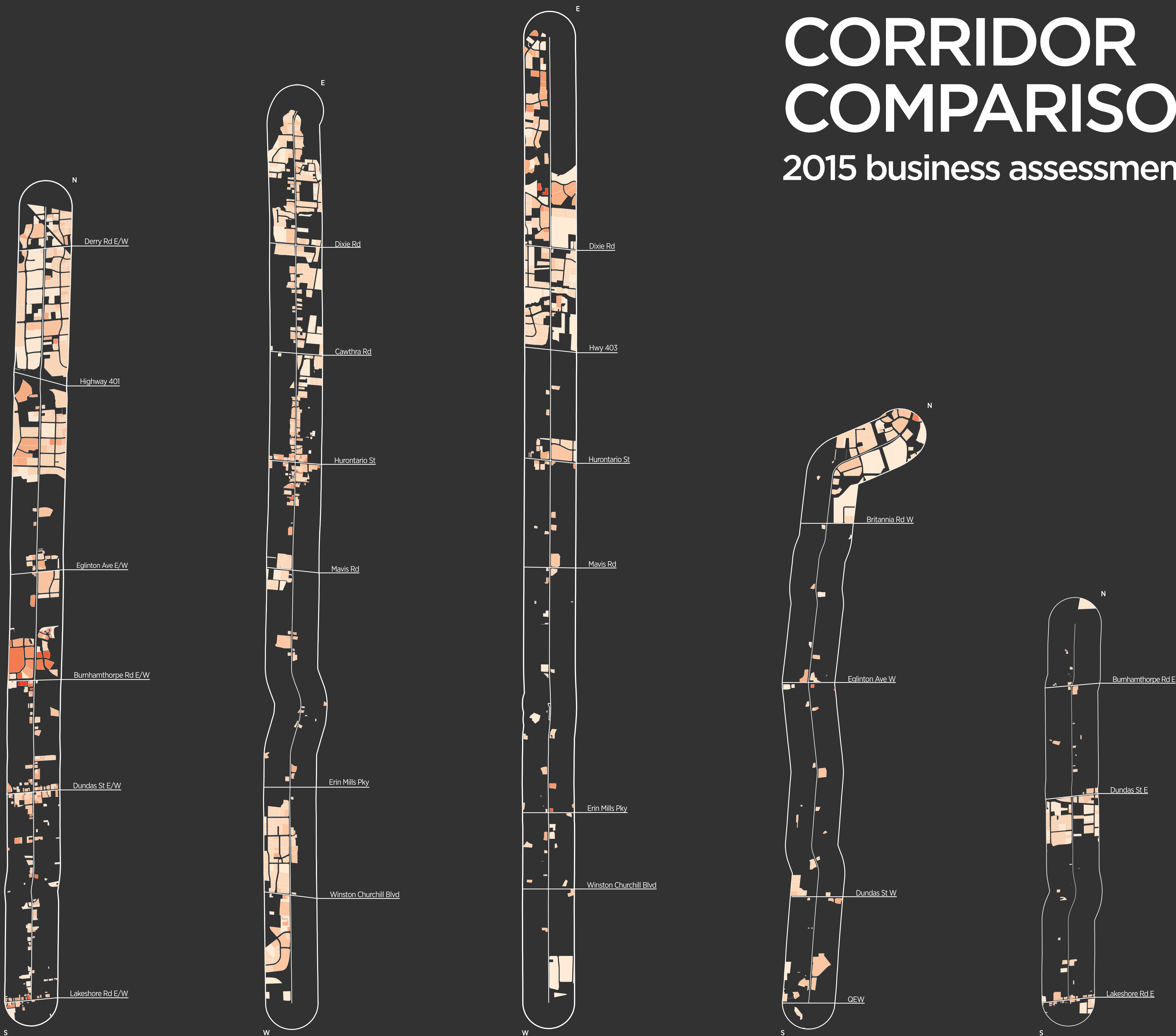


# CORRIDOR COMPARISON

## 2015 business assessment



### HURONTARIO ST

Total Assessed Value (\$) of all Sites	\$5,957,410,000.00
No. of Sites	685
Min Assessed Value (\$/m <sup>2</sup> )	\$0.12
Max Assessed Value (\$/m <sup>2</sup> )	\$18,332.63
Avg Assessed Value (\$/m <sup>2</sup> )	\$1,148.54
Median of Assessed Value (\$/m <sup>2</sup> )	\$638.79
Total Area (m <sup>2</sup> ) of all Sites	8,152,334.77

### DUNDAS ST

Total Assessed Value (\$) of all Sites	\$3,472,833,100.00
No. of Sites	376
Min Assessed Value (\$/m <sup>2</sup> )	\$5.24
Max Assessed Value (\$/m <sup>2</sup> )	\$10,346.56
Avg Assessed Value (\$/m <sup>2</sup> )	\$576.32
Median of Assessed Value (\$/m <sup>2</sup> )	\$418.17
Total Area (m <sup>2</sup> ) of all Sites	6,175,814.35

### EGLINTON AVE

Total Assessed Value (\$) of all Sites	\$2,585,552,300.00
No. of Sites	691
Min Assessed Value (\$/m <sup>2</sup> )	\$4.77
Max Assessed Value (\$/m <sup>2</sup> )	\$3,531.93
Avg Assessed Value (\$/m <sup>2</sup> )	\$739.53
Median of Assessed Value (\$/m <sup>2</sup> )	\$454.19
Total Area (m <sup>2</sup> ) of all Sites	6,001,546.79

### ERIN MILLS PKY

Total Assessed Value (\$) of all Sites	\$1,716,042,399.00
No. of Sites	140
Min Assessed Value (\$/m <sup>2</sup> )	\$6.04
Max Assessed Value (\$/m <sup>2</sup> )	\$2,982.60
Avg Assessed Value (\$/m <sup>2</sup> )	\$505.86
Median of Assessed Value (\$/m <sup>2</sup> )	\$407.75
Total Area (m <sup>2</sup> ) of all Sites	3,351,410.33

### CAWTHRA RD

Total Assessed Value (\$) of all Sites	\$539,236,600.00
No. of Sites	197
Min Assessed Value (\$/m <sup>2</sup> )	\$5.17
Max Assessed Value (\$/m <sup>2</sup> )	\$2,449.57
Avg Assessed Value (\$/m <sup>2</sup> )	\$619.55
Median of Assessed Value (\$/m <sup>2</sup> )	\$419.91
Total Area (m <sup>2</sup> ) of all Sites	1,692,451.50

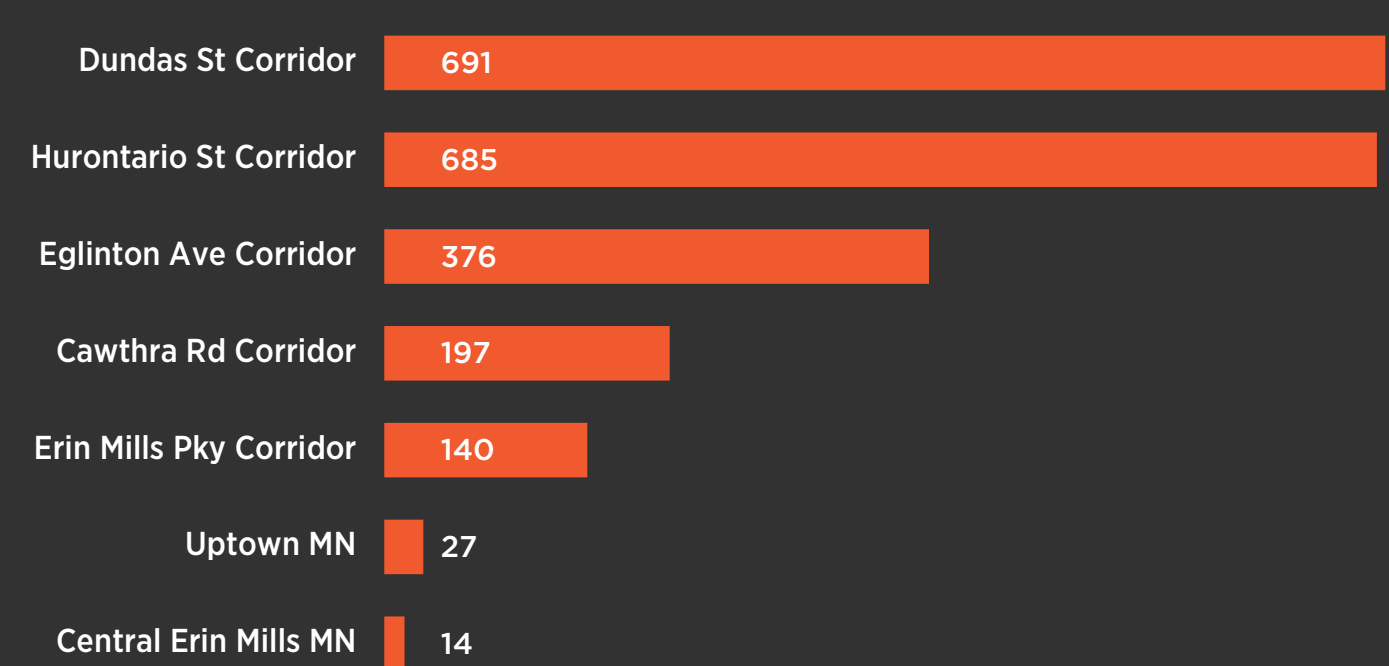
### CENTRAL ERIN MILLS MN

Total Assessed Value (\$) of all Sites	\$472,297,000.00
No. of Sites	14
Min Assessed Value (\$/m <sup>2</sup> )	\$6.04
Max Assessed Value (\$/m <sup>2</sup> )	\$2,870.54
Avg Assessed Value (\$/m <sup>2</sup> )	\$665.13
Median of Assessed Value (\$/m <sup>2</sup> )	\$498.98
Total Area (m <sup>2</sup> ) of all Sites	611,361.12

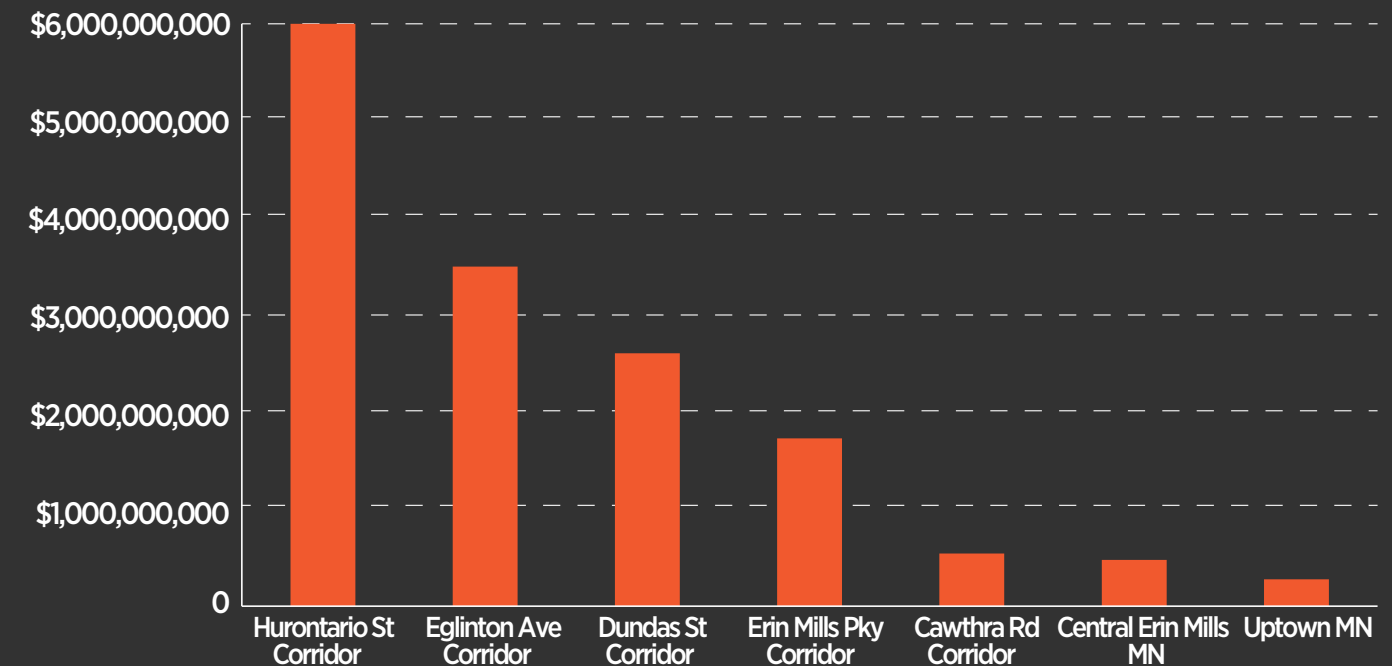
### UPTOWN MAJOR NODE

Total Assessed Value (\$) of all Sites	\$274,457,500.00
No. of Sites	27
Min Assessed Value (\$/m <sup>2</sup> )	\$9.30
Max Assessed Value (\$/m <sup>2</sup> )	\$2,038.18
Avg Assessed Value (\$/m <sup>2</sup> )	\$643.56
Median of Assessed Value (\$/m <sup>2</sup> )	\$507.51
Total Area (m <sup>2</sup> ) of all Sites	362,740.17

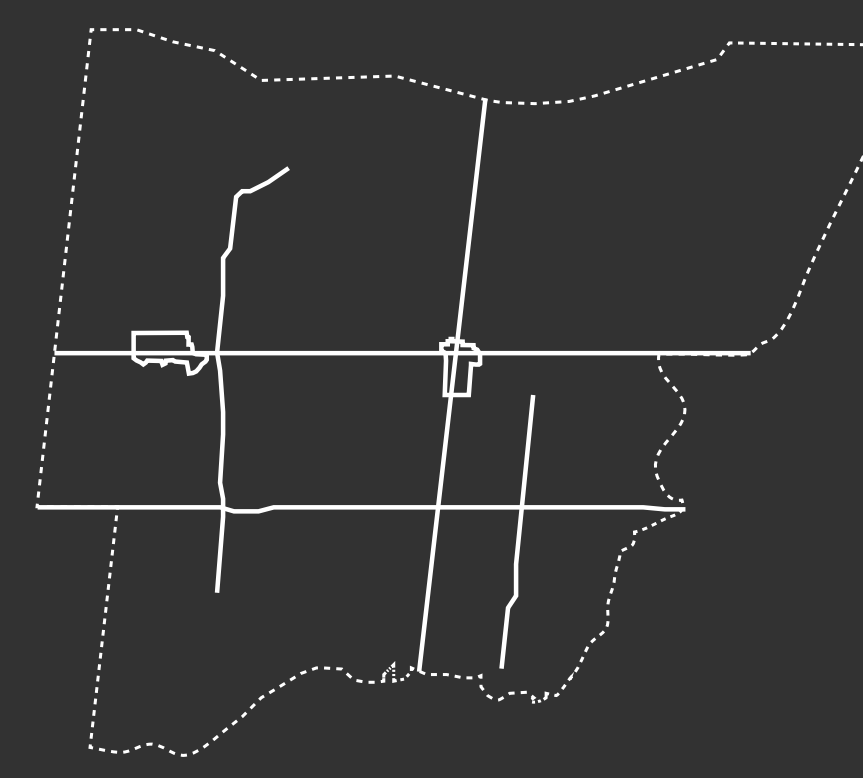
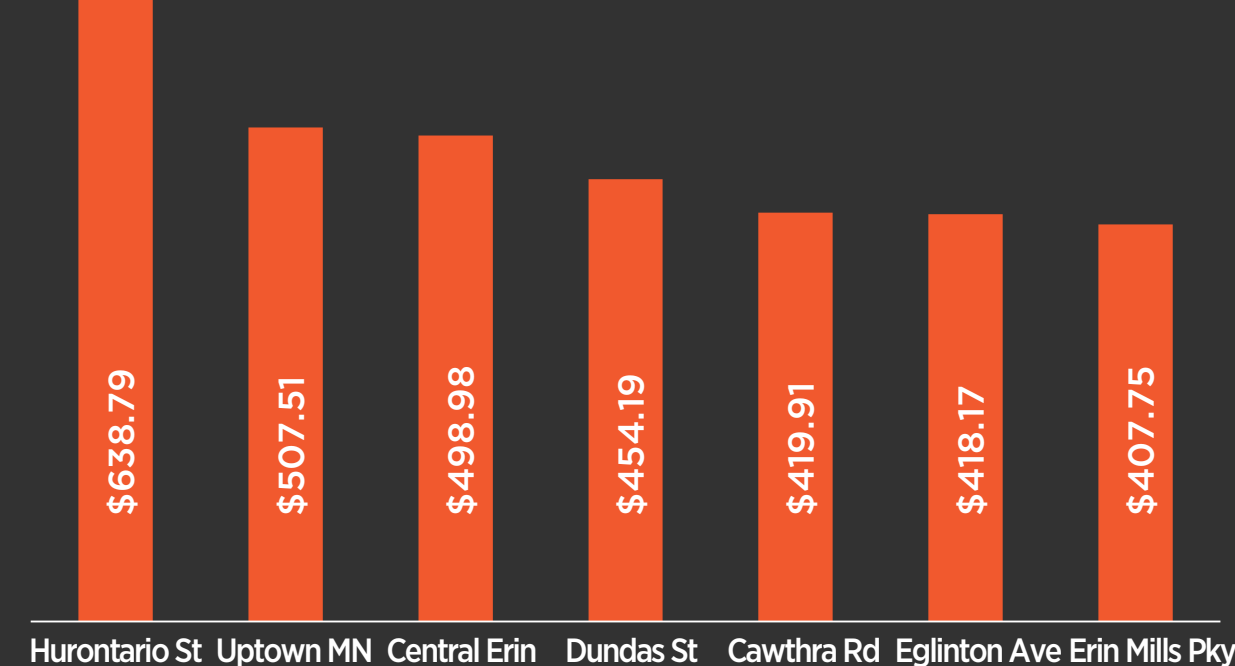
### Number of Sites, by Corridor



### Total Assessed Value (\$) for all Sites, by Corridor



### Median Assessed Value (\$/m<sup>2</sup>), by Corridor



**Assumptions:**  
Major corridors were selected: Dundas St, Eglinton Ave, Erin Mills Pky, Hurontario St, Cawthra Rd and the Central Erin Mills and Uptown Major Nodes. The street centerlines for each of the corridors were selected and buffered 500 metres, for a total buffer of 1 kilometre. No buffer was applied to the major nodes.  
Mississauga's 2016 Existing Land Use layer was used to select only the business related lands for analysis. Lands considered for evaluation were coded retail, office, industrial, parking or vacant.

The assessment values for the selected parcels were based on MPAC (Municipal Property Assessment Corporation) assessments for 2015. Assessed value/m<sup>2</sup> for each parcel was calculated by dividing the assessed value for the entire parcel by the area (m<sup>2</sup>) of the parcel. In instances of commercial and industrial condominiums, where several units (each with its own assessed value) are associated with one parcel, the assessed values for all units were added and divided by the total area (m<sup>2</sup>) of the parcel.