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2003 Building Permit Report

Planning and Building Department, City of Mississauga

March 2004

This newsletter reports on building permits issued in 2003 for new residential and non-residential development. Permits issued for changes to existing non-residential development are also included. In addition, some comparisons of historical permit activity are provided.

The total prescribed value in 2003 for building permits reported on in this newsletter is \$1.455 billion. Other building permits not reported on (e.g., temporary structures, inground pools, sprinklers) account for \$52 million in prescribed value, for a total prescribed value for all construction in 2003 of \$1.507 billion. This is the seventh consecutive year the total prescribed value for building permits has exceeded the billion dollar mark for the City of Mississauga.

RESIDENTIAL

For new residential construction in 2003, data summaries are provided by type of residential unit including detached, semi-detached, townhouse and apartment. As well, a summary of new units by

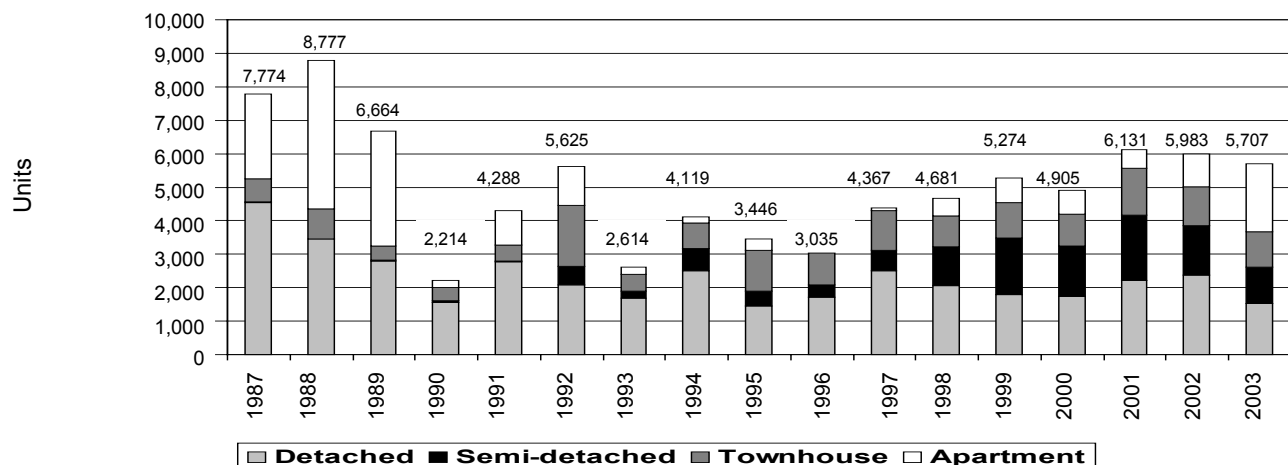


City Gate I and Ovation at City Centre, two of the apartments under construction in City Centre

planning district is provided on page 3. (A map of Planning Districts is found on page 8).

In 2003, building permits were issued for 5,707 residential units. Of these, 36% were for apartment units, 27% for detached units, 19% for semi-detached units and 18% for townhouse units.

**New Residential Units by Type,
Based on Building Permits Issued from 1987 to 2003**



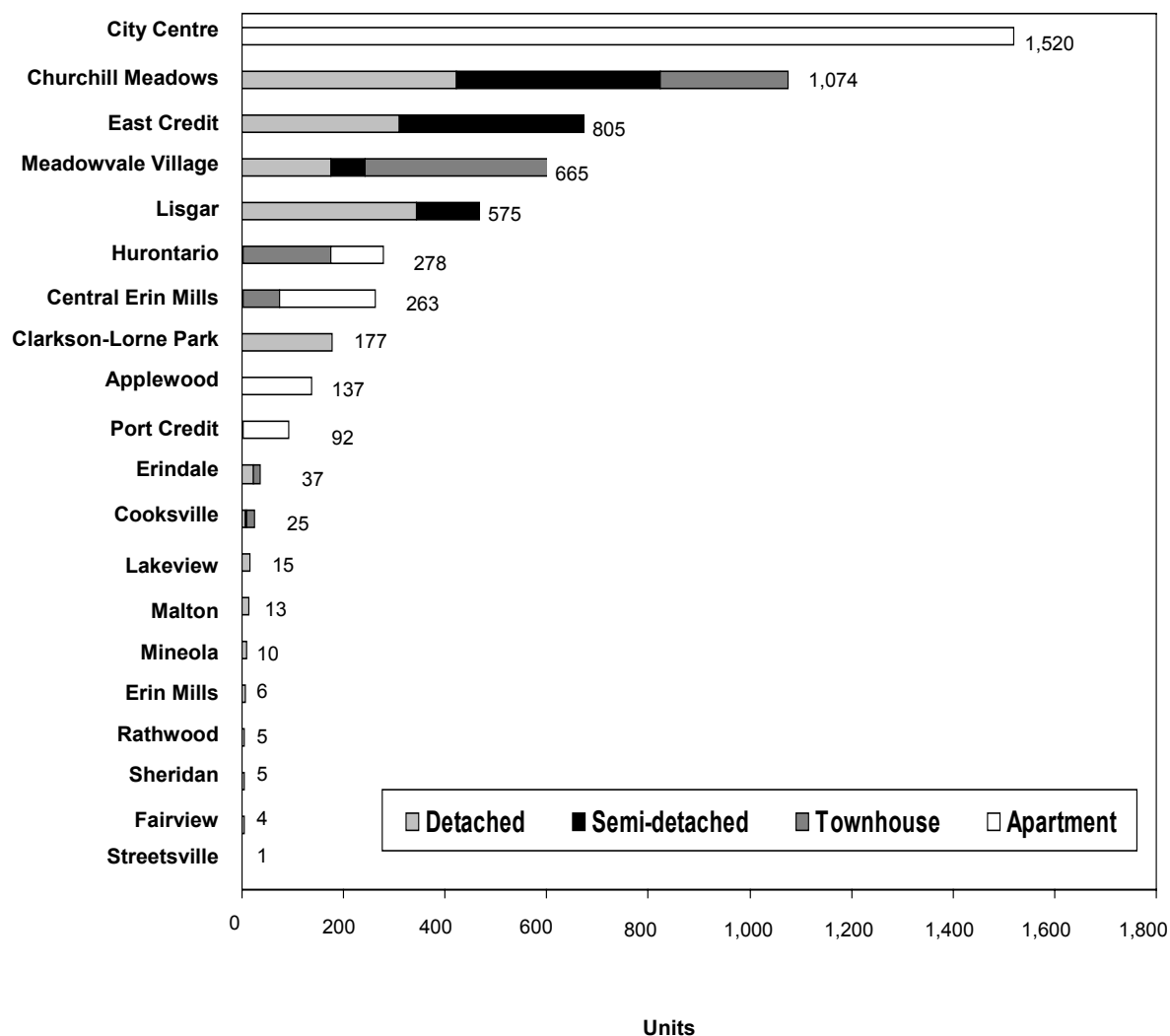
New residential units for which building permits were issued have declined marginally (5%) from 5,983 units in 2002 to 5,707 units in 2003. This decline has been mirrored in every housing form but apartment units. The largest decline was in detached dwellings. Apartments represented the largest number of units for which residential building permits were issued.

Residential units issued building permits in 2003 were concentrated in the central, western, and northern areas of the City. The highest number of new residential units were in City Centre (1,520 units), Churchill Meadows (1,074 units), and East Credit (805 units). New units in these communities accounted for 60% of the total new residential units for which building permits have been issued in 2003.

From 2000, Churchill Meadows had the highest number of new residential units, the result of residential expansion of this community. These units have consisted primarily of lower and middle density units including detached, semi-detached and townhouse units. In 2003, residential development in City Centre has been in the form of apartment units in four high-rise projects.

The type of residential development in 2003 represents a departure from previous years where detached units have been the largest type of unit developed. Development of new apartment units have not surpassed detached residential units since 1989. The form and pace of development reflects the maturing of the City of Mississauga, as green space for lower density forms is limited, and higher density sites are developed.

New Residential Units by Planning District, Based on Building Permits Issued in 2003



New Residential Units By Planning District, Based on Building Permits Issued in 2003

Planning District	Single Detached	Semi-detached	Townhouse	Apartment	Total
Applewood	1	0	0	136	137
Central Erin Mills	2	0	71	190	263
Churchill Meadows	421	402	251	0	1,074
City Centre	0	0	0	1,520	1,520
Clarkson-Lorne Park	177	0	0	0	177
Cooksville	6	2	17	0	25
Creditview	0	0	0	0	0
Dixie	0	0	0	0	0
East Credit	309	388	108	0	805
Erin Mills	6	0	0	0	6
Erindale	23	0	14	0	37
Fairview	4	0	0	0	4
Hurontario	2	0	172	104	278
Lakeview	15	0	0	0	15
Lisgar	343	232	0	0	575
Malton	13	0	0	0	13
Meadowvale	0	0	0	0	0
Meadowvale Village	175	68	422	0	665
Mineola	10	0	0	0	10
Mississauga Valleys	0	0	0	0	0
Port Credit	2	0	0	90	92
Rathwood	5	0	0	0	5
Sheridan	5	0	0	0	5
Streetsville	1	0	0	0	1
City Total	1,520	1,092	1,055	2,040	5,707
% of Total	27%	19%	18%	36%	100%

Prescribed Value for New Residential Development (in thousands)	\$863,387
Prescribed Value for Other Residential Development (in thousands) (e.g., renovations, new garages and carports)	\$40,745
Total Prescribed Value for all Residential Development (in thousands) (ie., new and other residential construction)	\$904,132

NON-RESIDENTIAL

For non-residential construction, data summaries are provided by type of non-residential building including commercial, industrial and public. The commercial category includes retail and office development; the industrial category includes manufacturing, warehousing, logistics and multi-unit industrial buildings; and the public category includes, among other buildings, schools, places of religious assembly and municipal facilities. Information on prescribed value and number of permits is provided by planning district for new development and for changes to existing development.

In 2003, a total of 107 building permits were issued for new non-residential construction projects, with a total prescribed value of \$360 million or 61% of non-residential construction. Of these new permits, 35% of the prescribed value was for public development, 34% was for industrial development, and 32% was for commercial development. The total prescribed value of permits issued for new non-residential buildings increased by 23%, or \$67 million from 2002 to 2003.

New public buildings included a project which combined a school and library branch with a prescribed value of \$29 million. In addition, a new secondary school, a new University of Toronto building and long term care facility each contributed over \$15 million of prescribed value in 2003. These selected projects contributed 21% of the total new prescribed value in the year.

Significant commercial development included a Bell Mobility office building, the second phase of the Bell Canada Campus, with a prescribed value of over \$21 million. Other commercial development included a new Wal-Mart Store and Comfort Suites Hotel with prescribed values of \$12 million and \$10 million, respectively.

The north-eastern employment districts of Gateway and Northeast continue to dominate new industrial development. The prescribed value for these two districts represented 82% of the total prescribed value for new industrial development in 2003.

**New Development and Changes to Existing Development
Total Prescribed Value (\$) for Non-Residential Development
by Type of Building, Based on Building Permits Issued
in 2003**

	Total Prescribed Value	% of Total	Total # of Permits
Commercial	\$180,128,400	30%	694
Industrial	\$200,848,000	34%	435
Public	\$210,925,000	36%	107
Total	\$591,901,400	100%	1,236

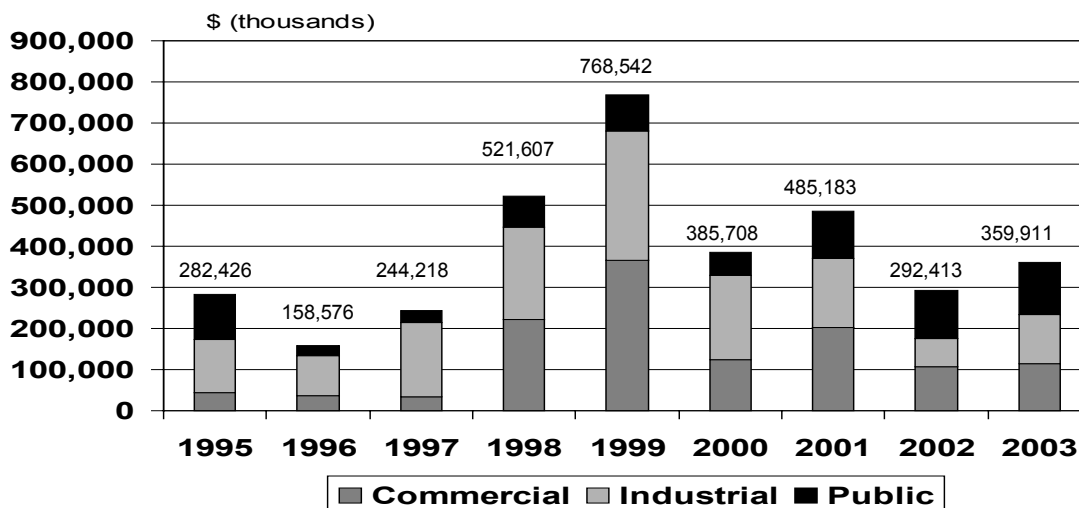
Building permits issued for changes to existing development include additions and alterations to existing buildings, revisions, mezzanines and 'other' permits. Revision permits include any significant change to a building that has been issued a permit such as increasing the floor area, mechanical changes or revised floor layout. A mezzanine permit is defined as an intermediate floor assembly between the floor and ceiling of any room or storey, including an interior balcony. An 'other' permit may include such changes as a fire alarm system, storage shed or magnetic lock system. One building permit may account for many changes to a property. For example a permit may be issued for interior alterations to a building and then additional plumbing changes may be issued under the same permit number. Each change would be recorded with a different prescribed value.

Permits issued for changes to existing development in 2003 represented 39% of the total prescribed value for all non-residential permits issued during this year. The breakdown by type included 37% for public, 34% for industrial, and 29% for commercial.

Changes to existing public development represented only 8% of the total building permits for 2003 while accounting for the largest share of the prescribed value for all changes to existing projects. In 2003, permits issued for changes to existing public development included expansions and alterations to Credit Valley Hospital of \$57 million, Trillium Centre-Mississauga Hospital of \$6 million and Huron Park Community Centre of \$3 million. These three projects represented 29% of the total prescribed value for changes to existing in 2003.

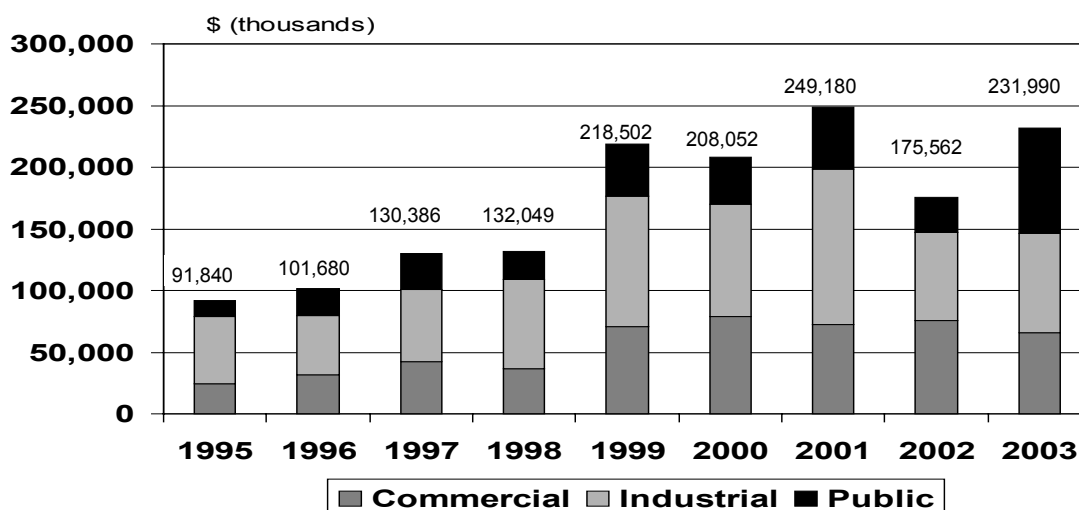
New Development

Prescribed Value (\$) by Type of Building, Based on Building Permits Issued from 1995 to 2003



Changes to Existing Development

Prescribed Value (\$) by Type of Building, Based on Building Permits Issued from 1995 to 2003



Changes to existing industrial buildings included interior alterations to Black Hawk Plastics Automotive of \$8 million, Lily Cup Incorporated of \$7 million and CFM Majestic Vermont Casting of \$4 million.

In 2003, 83% of changes to existing industrial projects have been in the established employment districts of Northeast, Gateway and Meadowvale Business Park in the northern part of the City.

Commercial development represented the largest proportion, 56%, of the changes to existing development permits. Of note are the interior alterations to Square One Shopping Centre for \$4 million and to the Royal Bank Office complex in Meadowvale Business Park for \$2 million.

The prescribed value for changes to existing development had declined 30% from 2001 to 2002, but increased by \$56 million or 32% from 2002 to 2003.

2003 Non-Residential Building Permits by Planning District
Prescribed Value (\$) and Number of Permits of New Development and Changes to Existing Development
(value in thousands)

Planning District	Commercial			Industrial			Public			Total		
	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)
Airport Corporate	0	4,480 (21)	4,480 (21)	0	2,102 (17)	2,102 (17)	0	0	0	0	6,582 (38)	6,582 (38)
Applewood	0	2,074 (8)	2,074 (8)	0	0	0	0	2,187 (8)	2,187 (8)	0	4,261 (16)	4,261 (16)
Central Erin Mills	3,501 (5)	1,775 (22)	5,276 (27)	0	0	0	20,220 (2)	58,747 (11)	78,967 (13)	23,721 (7)	60,522 (33)	84,243 (40)
Churchill Meadows	1,295 (3)	968 (19)	2,263 (22)	0	0	0	15,532 (2)	0	15,532 (2)	16,827 (5)	968 (19)	17,795 (24)
City Centre	0	11,801 (92)	11,801 (92)	0	0	0	0	77 (7)	77 (7)	0	11,878 (99)	11,878 (99)
Clarkson-Lorne Park	0	2,444 (16)	2444 (16)	0	110 (2)	110 (2)	0	229 (4)	229 (4)	0	2,783 (22)	2,783 (22)
Cooksville	6,515 (1)	602 (22)	7,117 (23)	0	0	0	0	6,581 (9)	6,581 (9)	6,515 (1)	7,183 (31)	13,698 (32)
Creditview	441 (1)	81 (2)	522 (3)	0	0	0	0	0	0	441 (1)	81 (2)	522 (3)
Dixie	1,685 (2)	3,809 (26)	5,494 (28)	0	616 (14)	616 (14)	0	0	0	1,685 (2)	4,425 (40)	6110 (42)
East Credit	7,589 (10)	3,155 (31)	10,744 (41)	0	532 (3)	532 (3)	2,261 (2)	1 (1)	2,262 (3)	9,850 (12)	3,688 (35)	13,537 (47)
Erindale	1,145 (1)	0	1,145 (1)	0	0	0	15,460 (1)	4,254 (4)	19,714 (5)	16,605 (2)	4,254 (4)	20,859 (6)
Erin Mills	14,461 (4)	3,029 (27)	17,490 (31)	0	250 (1)	250 (1)	0	337 (5)	337 (5)	14,461 (4)	3,616 (33)	18,077 (37)
Fairview	6,374 (4)	2,167 (18)	8,541 (22)	805 (1)	2 (1)	807 (2)	0	0	0	7,179 (5)	2,169 (19)	9,348 (24)
Gateway	17,787 (6)	4,253 (50)	22,040 (56)	65,819 (16)	23,318 (73)	89,137 (89)	0	165 (2)	165 (2)	83,606 (22)	27,736 (125)	111,342 (147)
Hurontario	1,208 (1)	1,572 (25)	2,780 (26)	0	0	0	10,616 (2)	362 (2)	10,978 (4)	11,824 (3)	1,934 (27)	13,758 (30)
Lakeview	0	4,638 (27)	4,638 (27)	413 (1)	286 (3)	699 (4)	1,800 (1)	195 (5)	1,995 (6)	2,213 (2)	5,119 (35)	7,332 (37)

Planning District	Commercial			Industrial			Public			Total		
	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)
Lisgar	1,105 (1)	118 (5)	1,223 (6)	0	0	0	0	0	0	1,105 (1)	118 (5)	1,223 (6)
Malton	0	1,327 (9)	1,327 (9)	0	0	0	0	3,224 (7)	3,224 (7)	0	4,551 (16)	4,551 (16)
Mavis-Erindale	0	885 (17)	885 (17)	0	1,070 (14)	1,070 (14)	0	30 (2)	30 (2)	0	1,985 (33)	1,985 (33)
Meadowvale Residential	2,642 (4)	1,020 (22)	3,662 (26)	0	0	0	0	50 (3)	50 (3)	2,642 (4)	1,070 (25)	3,712 (29)
Meadowvale Business Pk	305 (1)	4,176 (33)	4,481 (34)	8,349 (3)	13,163 (53)	21,512 (56)	886 (1)	1,044 (1)	1,930 (2)	9,540 (5)	18,383 (87)	27,923 (92)
Meadowvale Village	496 (1)	2,729 (16)	3,225 (17)	0	221 (4)	221 (4)	42,631 (3)	15 (1)	42,646 (4)	43,127 (4)	2,965 (21)	46,092 (25)
Mineola	684 (1)	13 (1)	697 (2)	0	0	0	0	28 (2)	28 (2)	684 (1)	41 (3)	725 (4)
Mississauga Valleys	0	109 (5)	109 (5)	0	0	0	0	1,030 (1)	1,030 (1)	0	1,139 (6)	1,139 (6)
Northeast	35,686 (3)	2,520 (27)	38,206 (30)	33,057 (9)	30,120 (147)	63,177 (156)	0	2,776 (4)	2,776 (4)	68,743 (12)	35,416 (178)	104,159 (190)
Port Credit	0	523 (14)	523 (14)	0	39 (2)	39 (2)	0	1,895 (8)	1,895 (8)	0	2,457 (24)	2,457 (24)
Rathwood	0	1,107 (12)	1,107 (12)	0	0	0	15,501 (1)	2,758 (2)	18,259 (3)	15,501 (1)	3,865 (14)	19,366 (15)
Sheridan Residential	0	1,187 (6)	1,187 (6)	0	54 (2)	54 (2)	0	0	0	0	1,241 (8)	1,241 (8)
Sheridan Park	1,977 (1)	388 (5)	2,365 (6)	0	955 (7)	955 (7)	0	0	0	1,977 (1)	1,343 (12)	3,320 (13)
Southdown	7,486 (7)	2,111 (40)	9,597 (47)	105 (1)	691 (12)	796 (13)	0	10 (1)	10 (1)	7,591 (8)	2,812 (53)	10,403 (61)
Streetsville	0	714 (10)	714 (10)	0	13 (1)	13 (1)	0	23 (2)	23 (2)	0	750 (13)	750 (13)
Western Business Pk	1,615 (1)	357 (8)	1,972 (9)	12,460 (3)	6,298 (45)	18,758 (48)	0	0	0	14,075 (4)	6,655 (53)	20,730 (57)
Total	113,996 (58)	66,132 (636)	180,128 (694)	121,008 (34)	79,840 (401)	200,848 (435)	124,907 (15)	86,018 (92)	210,925 (107)	359,911 (107)	231,990 (1,129)	591,901 (1,236)

Note: The type of building permits included are new building, addition to an existing building, alteration to an existing building, addition and alteration to an existing building, revisions, mezzanine, and 'other'. Totals may not add due to rounding.

RESIDENTIAL
EMPLOYMENT
CITY CENTRE
AIRPORT

