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2001 Building Permit Report

Planning and Building Department, City of Mississauga

April 2002

This newsletter reports on building permits issued in 2001 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 2001 for building permits reported on in this newsletter is \$1.722 billion. Other building permits not reported on (e.g., temporary structures, inground pools, sprinklers) account for \$44 million in prescribed value, for a total prescribed value of all construction in 2001 of \$1.767 billion. Of significant note is the total prescribed value for all residential construction of \$1.021 billion. This is the first time residential construction has exceeded



Apartment units under construction in Port Credit

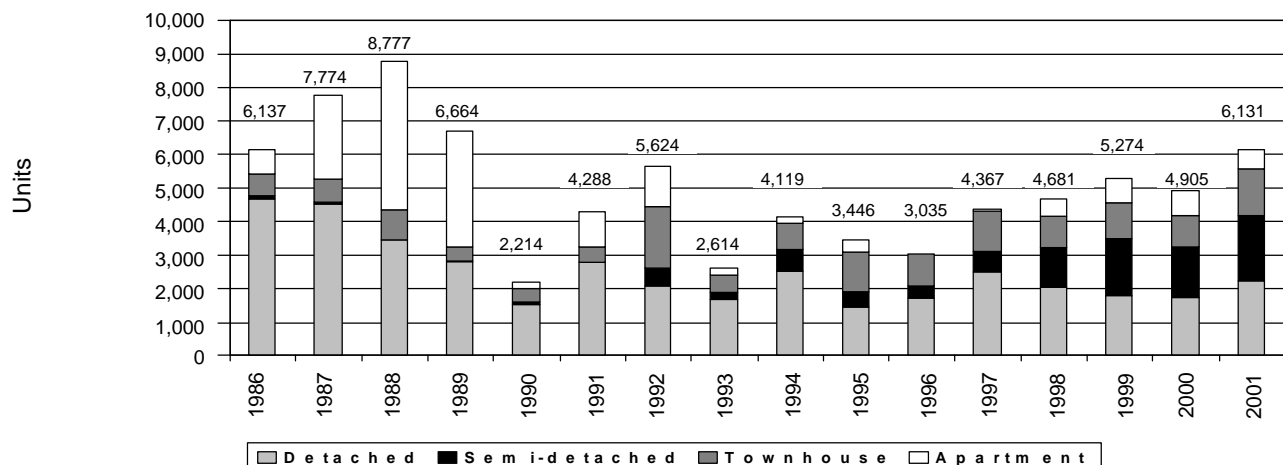
apartment. As well, a summary of new units by planning district is provided (see map on page 8).

RESIDENTIAL

For new residential construction in 2001, data summaries are provided by type of residential unit including detached, semi-detached, townhouse and

In 2001, building permits were issued for 6,131 residential units. Of these, 36% were for detached units, 32% for semi-detached units, 23% for townhouse units and 9% for apartment units.

New Residential Units by Type,



Geographically, residential units issued building permits in 2001 were concentrated in the area north of Highway 403 and west of Hurontario Street. This northwest quadrant of the City includes the high growth districts of Churchill Meadows, Meadowvale Village, Hurontario, East Credit, Lisgar, and Central Erin Mills. The Churchill Meadows district for the second year in a row led all other districts with permits issued for 1,685 units, representing 27% of new residential units. Churchill Meadows together with Meadowvale Village, represent almost 50% of the total residential units issued permits in 2001.

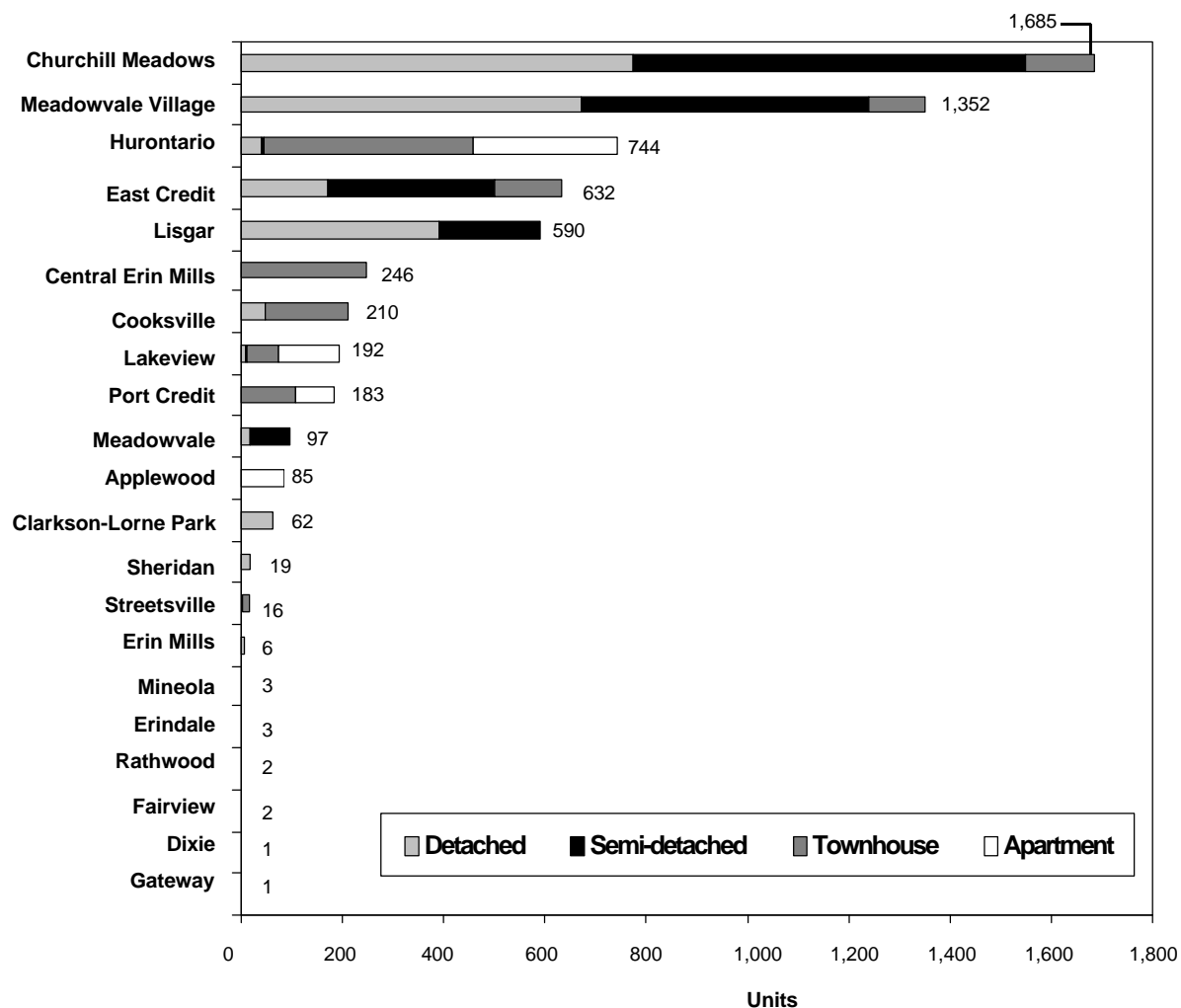
Outside of the northwest quadrant, construction has been modest, with 768 residential units issued

permits in 2001. Approximately half of this development can be attributed to the former quarry lands in Cooksville, and construction on the St. Lawrence Starch lands in Port Credit.

In 2001, Mississauga had the largest number of residential units issued permits since 1989. This represents a 25% increase from the previous year.

In terms of unit type, permits issued for new detached, semi-detached and townhouse units were up over the previous year with new townhouse units increasing by 50%. Apartment units issued permits decreased slightly from 720 units in 2000 to 564 units in 2001.

New Residential Units by Planning District, Based on Building Permits Issued in 2001



New Residential Units By Planning District, Based on Building Permits Issued in 2001

| Planning District | Single Detached | Semi-detached | Townhouse | Apartment | Total |
|---------------------|-----------------|---------------|--------------|------------|--------------|
| Applewood | 0 | 0 | 0 | 85 | 85 |
| Central Erin Mills | 1 | 0 | 245 | 0 | 246 |
| Churchill Meadows | 774 | 774 | 137 | 0 | 1,685 |
| City Centre | 0 | 0 | 0 | 0 | 0 |
| Clarkson-Lorne Park | 62 | 0 | 0 | 0 | 62 |
| Cooksville | 47 | 0 | 163 | 0 | 210 |
| Creditview | 0 | 0 | 0 | 0 | 0 |
| Dixie | 1 | 0 | 0 | 0 | 1 |
| East Credit | 171 | 330 | 131 | 0 | 632 |
| Erin Mills | 6 | 0 | 0 | 0 | 6 |
| Erindale | 3 | 0 | 0 | 0 | 3 |
| Fairview | 2 | 0 | 0 | 0 | 2 |
| Gateway | 1 | 0 | 0 | 0 | 1 |
| Hurontario | 40 | 4 | 414 | 286 | 744 |
| Lakeview | 10 | 2 | 62 | 118 | 192 |
| Lisgar | 390 | 200 | 0 | 0 | 590 |
| Malton | 0 | 0 | 0 | 0 | 0 |
| Meadowvale | 19 | 78 | 0 | 0 | 97 |
| Meadowvale Village | 670 | 570 | 112 | 0 | 1,352 |
| Mineola | 3 | 0 | 0 | 0 | 3 |
| Mississauga Valleys | 0 | 0 | 0 | 0 | 0 |
| Port Credit | 0 | 0 | 108 | 75 | 183 |
| Rathwood | 2 | 0 | 0 | 0 | 2 |
| Sheridan | 19 | 0 | 0 | 0 | 19 |
| Streetsville | 2 | 0 | 14 | 0 | 16 |
| City Total | 2,223 | 1,958 | 1,386 | 564 | 6,131 |
| % of Total | 36% | 32% | 23% | 9% | 100% |

| | |
|--|--------------------|
| Prescribed Value for New Residential Development (in thousands) | \$988,083 |
| Prescribed Value for Other Residential Development (in thousands) (e.g., renovations, new garages and carports) | \$33,527 |
| Total Prescribed Value for all Residential Development (in thousands) (ie., new and other residential construction) | \$1,021,610 |

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 2001, a total of 130 building permits were issued for new non-residential construction, with a total prescribed value of \$485 million or 66% of non-residential construction. Of these new permits 41% of the prescribed value was for commercial development, 35% for industrial development and 24% for public development.

Significant new commercial development includes two office buildings, one located on Milverton Drive with a total prescribed value of \$18.6 million and the new Microsoft head office on Meadowvale Boulevard, with a total prescribed value of \$17.8 million.

Over half of new industrial construction was located in the Gateway Planning District. Three projects, a multi-tenant industrial building on Matheson Boulevard East and two single tenant facilities one on Kennedy Road and the other on Suffolk Court, contributed a total of \$34.9 million in prescribed value.

In terms of new public buildings, a permit was issued for a nursing home on Forum Drive and a long term care facility on Erin Centre Boulevard, each project contributed over \$15 million in prescribed value.

The total prescribed value of permits issued for new non-residential buildings increased by 26%, or over \$99 million from 2000 to 2001. Prescribed value for this type of development peaked in 1999 at \$768 million.

| New Development and Changes to Existing Development Total Prescribed Value (\$) for Non-Residential Development by Type of Building, Based on Building Permits Issued in 2001 | | | |
|--|------------------------|------------|--------------------|
| | Total Prescribed Value | % of Total | Total # of Permits |
| Commercial | \$274,239,000 | 37% | 661 |
| Industrial | \$293,851,000 | 40% | 489 |
| Public | \$166,273,000 | 23% | 124 |
| Total | \$734,363,000 | 100% | 1,274 |

Building permits issued for changes to existing development include additions and alterations to existing buildings, revisions, mezzanines and 'other' permits. Revision permits are 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.

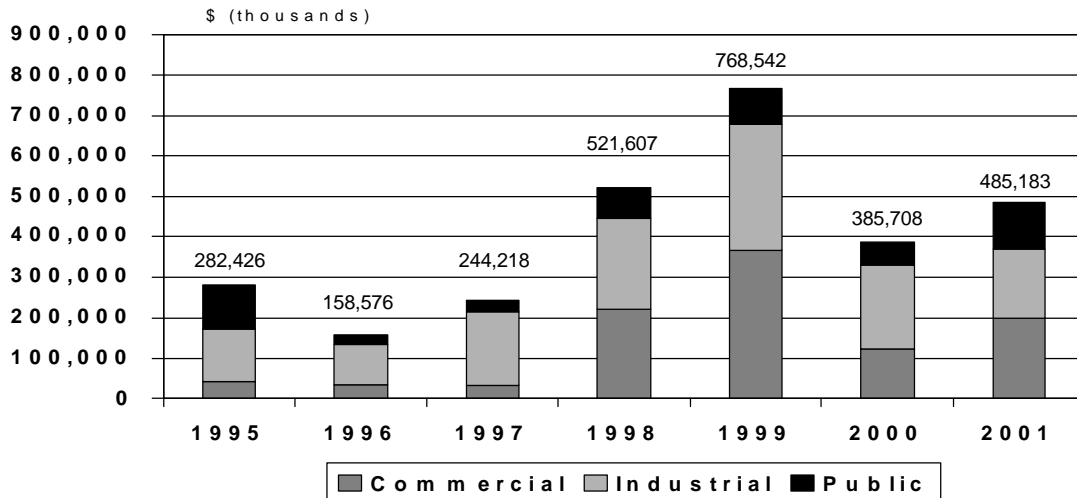
Permits issued for changes to existing development in 2001 represent 34% of the total prescribed value for all permits issued during this year. The breakdown by type includes 51% for industrial, 29% for commercial and 20% for public.

In 2001, permits issued for changes to existing industrial development include interior alterations to the Premier Candle Corporation on Britannia Road East, a manufacturing and warehousing plant. There were also interior alterations to Kuehne and Nagel International Ltd warehouse and distribution plant on Edwards Boulevard. Together, these two projects account for 9% of the total prescribed value for changes to existing industrial buildings during 2001.

For changes to existing commercial buildings in 2001, of significant note is an addition to the International Centre

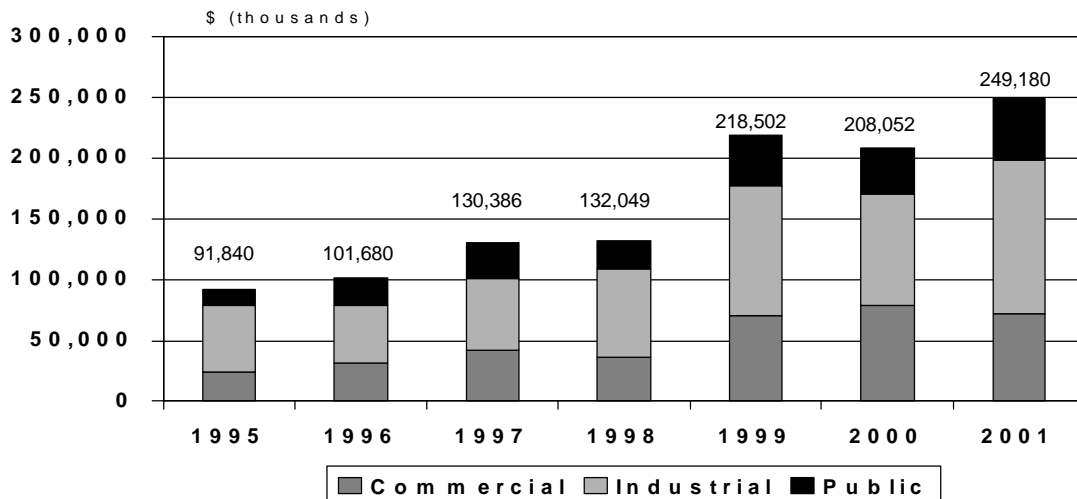
New Development

Prescribed Value (\$) by Type of Building, Based on
Building Permits Issued from 1995 to 2001



Changes to Existing Development

Prescribed Value (\$) by Type of Building, Based on
Building Permits Issued from 1995 to 2001



on Airport Road, with a prescribed value of \$4 million or 6% of the total prescribed value for changes to existing commercial buildings.

In terms of noteworthy changes to existing public buildings in 2001, a permit with a prescribed value of \$10 million was issued for an addition to the Lorne Park Water Treatment Plant on Lakeshore Road West in

Clarkson-Lorne Park. Other permits issued for changes to existing public buildings, with significant prescribed value, include additions and alterations to three secondary schools in the City.

The total prescribed value for changes to existing buildings increased from 1995 to 1999, decreased in 2000 and then increased by 20% or \$41 million in 2001.

2001 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 | 23,303 (2) | 6,921 (23) | 13,842 (25) | 0 | 4,963 (28) | 4,963 (28) | 0 | 0 | 0 | 23,303 (2) | 11,884 (51) | 35,187 (53) |
| Applewood | 0 | 357 (16) | 357 (16) | 0 | 0 | 0 | 0 | 1,447 (6) | 1,447 (6) | 0 | 1,804 (22) | 1,804 (22) |
| Central Erin Mills | 17,934 (9) | 2,704 (37) | 20,638 (46) | 0 | 0 | 0 | 15,766 (3) | 4,816 (7) | 20,582 (10) | 33,700 (12) | 7,520 (44) | 41,220 (56) |
| Churchill Meadows | 0 | 25 (1) | 25 (1) | 0 | 0 | 0 | 14,959 (2) | 0 | 14,959 (2) | 14,959 (2) | 25 (1) | 14,984 (3) |
| City Centre | 0 | 9,868 (89) | 9,868 (89) | 0 | 0 | 0 | 13 (1) | 52 (8) | 65 (9) | 13 (1) | 9,920 (97) | 9,933 (98) |
| Clarkson-Lorne Park | 0 | 316 (15) | 316 (15) | 0 | 1,196 (4) | 1,196 (4) | 2,275 (1) | 12,174 (6) | 14,449 (7) | 2,275 (1) | 13,686 (25) | 15,961 (26) |
| Cooksville | 1,037 (1) | 2,807 (60) | 3,844 (61) | 0 | 5 (1) | 5 (1) | 435 (1) | 2,072 (8) | 2,507 (9) | 1,472 (2) | 4,884 (69) | 6,356 (71) |
| Creditview | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,910 (2) | 1,910 (2) | 0 | 1,910 (2) | 1,910 (2) |
| Dixie | 0 | 2,063 (19) | 2,063 (19) | 8,858 (4) | 9,531 (42) | 18,389 (46) | 0 | 12 (1) | 12 (1) | 8,858 (4) | 11,606 (62) | 20,464 (66) |
| East Credit | 8,907 (7) | 3,717 (26) | 12,624 (33) | 0 | 0 | 0 | 20,123 (3) | 134 (4) | 20,257 (7) | 29,030 (10) | 3,851 (30) | 32,881 (40) |
| Erindale | 0 | 73 (5) | 73 (5) | 0 | 0 | 0 | 0 | 91 (2) | 91 (2) | 0 | 164 (7) | 164 (7) |
| Erin Mills | 505 (1) | 384 (7) | 889 (8) | 0 | 0 | 0 | 0 | 2,611 (6) | 2,611 (6) | 505 (1) | 2,995 (13) | 3,500 (14) |
| Fairview | 1,660 (2) | 621 (9) | 2,281 (11) | 0 | 13 (1) | 13 (1) | 1,555 (1) | 26 (1) | 1,581 (2) | 3,215 (3) | 660 (11) | 3,875 (14) |
| Gateway | 33,438 (7) | 15,668 (54) | 49,106 (61) | 97,984 (21) | 43,061 (72) | 141,045 (93) | 0 | 37 (3) | 37 (3) | 131,422 (28) | 58,766 (129) | 190,188 (157) |
| Hurontario | 1,309 (2) | 1,001 (20) | 2,310 (22) | 0 | 0 | 0 | 15,490 (1) | 3,659 (3) | 19,149 (4) | 16,799 (3) | 4,660 (23) | 21,459 (26) |
| Lakeview | 0 | 2,021 (15) | 2,021 (15) | 0 | 2,465 (5) | 2,465 (5) | 0 | 14,125 (8) | 14,125 (8) | 0 | 18,611 (28) | 18,611 (28) |

| Planning District | Commercial | | | Industrial | | | Public | | | Total | | |
|------------------------|--------------|-----------------|---------------|--------------|-----------------|---------------|--------------|-----------------|---------------|---------------|-----------------|-----------------|
| | New \$ (#) | Existing \$ (#) | Total \$ (#) | New \$ (#) | Existing \$ (#) | Total \$ (#) | New \$ (#) | Existing \$ (#) | Total \$ (#) | New \$ (#) | Existing \$ (#) | Total \$ (#) |
| Lisgar | 0 | 207 (4) | 207 (4) | 246 (1) | 0 | 246 (1) | 6,396 (2) | 4,035 (1) | 10,431 (3) | 6,642 (3) | 4,242 (5) | 10,884 (8) |
| Malton | 1,293 (2) | 431 (10) | 1,724 (12) | 0 | 162 (5) | 162 (5) | 0 | 48 (4) | 48 (4) | 1,293 (2) | 641 (19) | 1,934 (21) |
| Mavis-Erindale | 0 | 902 (10) | 902 (10) | 0 | 1,411 (19) | 1,411 (19) | 0 | 301 (8) | 301 (8) | 0 | 2,614 (37) | 2,614 (37) |
| Meadowvale Residential | 849 (1) | 520 (12) | 1,369 (13) | 0 | 0 | 0 | 14 (1) | 0 | 14 (1) | 863 (2) | 520 (12) | 1,383 (14) |
| Meadowvale Business Pk | 71,859 (11) | 6,374 (38) | 78,233 (49) | 14,952 (5) | 15,501 (71) | 30,453 (76) | 0 | 0 | 0 | 86,811 (16) | 21,875 (109) | 108,686 (125) |
| Meadowvale Village | 1,473 (1) | 774 (4) | 2,247 (5) | 0 | 0 | 0 | 37,132 (6) | 43 (2) | 37,175 (8) | 38,605 (7) | 817 (6) | 39,422 (13) |
| Mineola | 1,378 (2) | 58 (3) | 1,436 (5) | 0 | 0 | 0 | 0 | 28 (2) | 28 (2) | 1,378 (2) | 86 (5) | 1,464 (7) |
| Mississauga Valleys | 0 | 307 (6) | 307 (6) | 0 | 0 | 0 | 0 | 2 (1) | 2 (1) | 0 | 309 (7) | 309 (7) |
| Northeast | 30,437 (8) | 6,178 (30) | 36,615 (38) | 33,319 (9) | 32,069 (114) | 65,388 (123) | 1,027 (1) | 290 (3) | 1,317 (4) | 64,783 (18) | 38,537 (147) | 103,320 (165) |
| Port Credit | 579 (1) | 448 (16) | 1,027 (17) | 0 | 0 | 0 | 0 | 2,311 (5) | 2,311 (5) | 579 (1) | 2,759 (21) | 3,338 (22) |
| Rathwood | 0 | 650 (12) | 650 (12) | 0 | 0 | 0 | 0 | 86 (3) | 86 (3) | 0 | 736 (15) | 736 (15) |
| Sheridan Residential | 5,792 (1) | 3,190 (37) | 8,982 (38) | 0 | 24 (1) | 24 (1) | 0 | 197 (1) | 197 (1) | 5,792 (1) | 3,411 (39) | 9,203 (40) |
| Sheridan Park | 0 | 60 (1) | 60 (1) | 0 | 1,220 (7) | 1,220 (7) | 222 (1) | 0 | 222 (1) | 222 (1) | 1,280 (8) | 1,502 (9) |
| Southdown | 0 | 82 (2) | 82 (2) | 1,396 (3) | 6,885 (21) | 8,281 (24) | 186 (1) | 0 | 186 (1) | 1,582 (4) | 6,967 (23) | 8,549 (27) |
| Streetsville | 0 | 1,191 (9) | 1,191 (9) | 0 | 66 (1) | 66 (1) | 0 | 129 (3) | 129 (3) | 0 | 1,386 (13) | 1,386 (13) |
| Western Business Pk | 0 | 2,568 (13) | 2,568 (13) | 11,802 (4) | 7,442 (50) | 18,524 (54) | 0 | 44 (1) | 44 (1) | 11,802 (4) | 10,054 (64) | 21,856 (68) |
| Total | 201,753 (58) | 72,486 (603) | 274,239 (661) | 167,837 (47) | 126,014 (442) | 293,851 (489) | 115,593 (25) | 50,680 (99) | 166,273 (124) | 485,183 (130) | 249,180 (1,144) | 734,363 (1,274) |

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'.

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