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Building Permit Report

Policy Planning Division, Planning and Building Department, City of Mississauga

April 2001

Residential

INTRODUCTION

This newsletter reports on new residential construction based on building permits issued from 1995 to 2000. Data summaries are provided by type of residential unit including detached, semi-detached, townhouse and apartment. As well, a summary of new units by planning district is provided. The location of issued building permits and planning district boundaries is shown on the map on pages 6 and 7.

UNIT TYPES

Between 1995 and 2000 building permits were issued for 25,708 residential units. Of these, 44% were for detached units, 24% for townhouse units, 23% for semi-detached units and 9% for apartment units.

The total number of new residential units

New Residential Units by Type, Based on Building Permits Issued from 1995 to 2000		
	Total Units	% of Total
Detached	11,247	44%
Semi-detached	5,831	23%
Townhouse	6,254	24%
Apartment	2,376	9%
Total	25,708	100%

decreased from 1995 to 1996 by 12%, increased from 1996 to 1999 by an annual average of 25%, and decreased slightly in 2000 by 7%. The greatest percentage increase occurred from 1996 to 1997 when the unit count jumped by 44%. Semi-detached units lead this increase. They went from 370 new units in 1996 to 620 new units in 1997; a single year increase of 68%.

The largest number of residential units issued permits in a single year was in 1999, with a total of 5,274 units. This represents a 13% increase from the previous year. In terms of unit type during this year, detached units represented 34% of new units which was just ahead of semi-detached units with 32%. Townhouse and apartment units represented 20% and 14% respectively. Although 1999 was the strongest year overall, new detached units were down for the second consecutive year and continued the downward



Detached units under construction in Churchill Meadows

trend into 2000. In contrast, issuances for semi-detached units have been on an upward trend. In 1995, permits were issued for 455 semi-detached units or 13% of the total units issued permits for that year. In 2000, permits were issued for 1,522 semi-detached units or 31% of the total new units for that year. New semi-detached units tripled between 1995 and 2000.

Townhouse units receiving building permits have generally remained consistent over the six year period, falling within the range of 900 to 1,200 units per year. Permits for apartment units have increased from zero units in 1996 to a peak of 724 units in 1999. This figure decreased slightly in 2000 to 720 apartment units.



Seniors apartment building under construction at the south east corner of Eglinton Avenue West and Winston Churchill Boule-

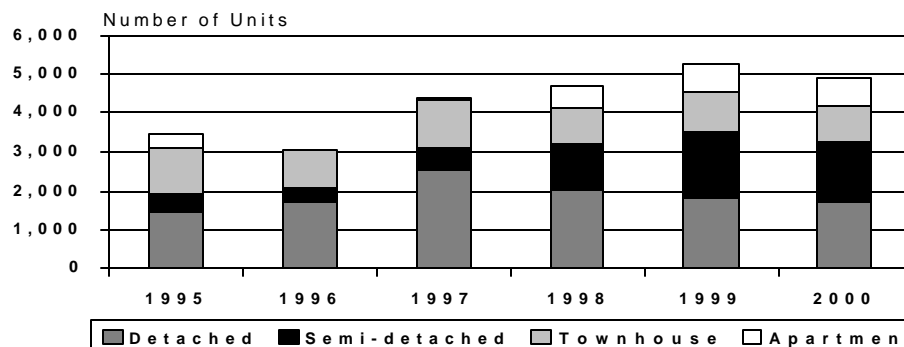
Churchill Meadows is also in this northwest quadrant and is Mississauga's last "greenfield" district to be developed. Construction did not start in Churchill Meadows until 1999, but in the last two years permits have been issued for 2,011 units. In 2000, Churchill Meadows lead all other districts with permits issued for 1,611 units representing 33% of the total units issued a permit for that year.

PLANNING DISTRICTS

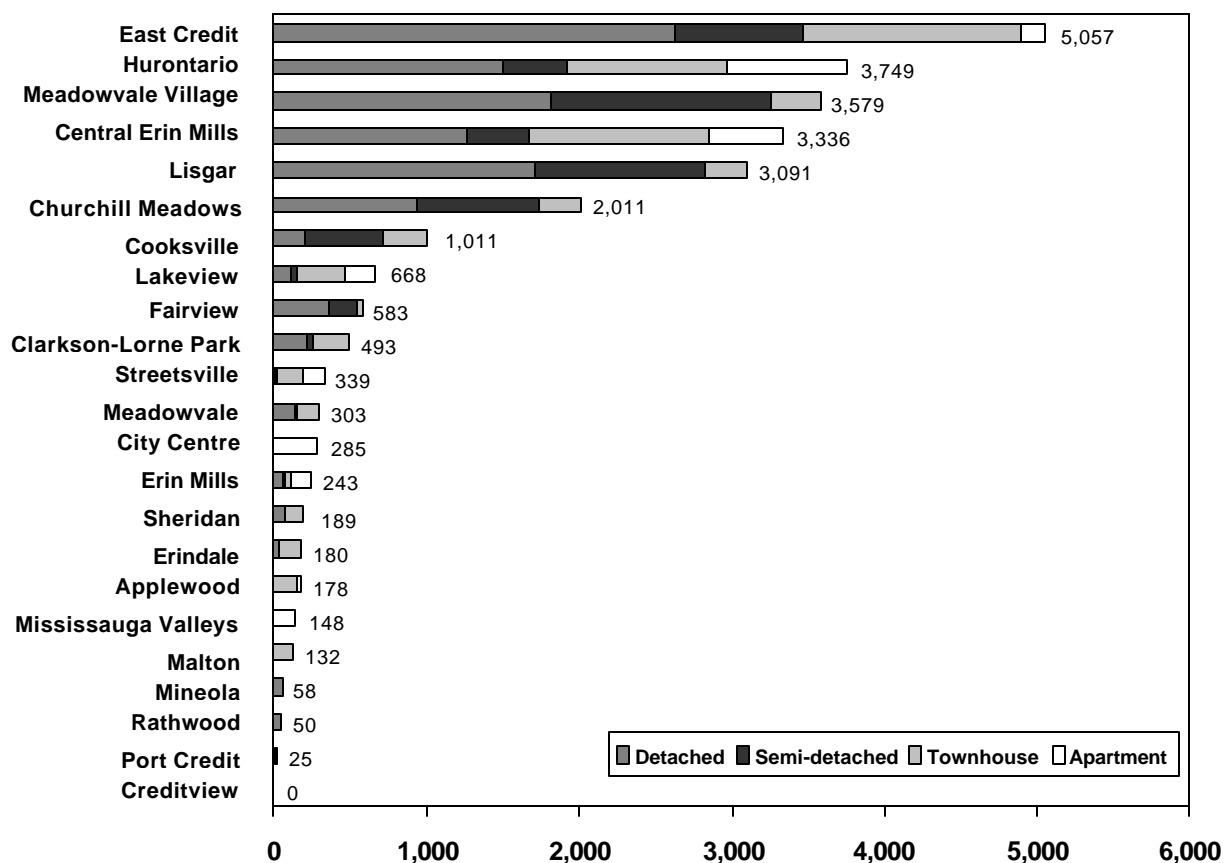
From 1995 to 2000, residential units issued building permits were concentrated in the area north of Highway 403 and west of Hurontario Street. This northwest quadrant of the City includes the high growth districts of East Credit, Hurontario, Meadowvale Village, Central Erin Mills, and Lisgar.

Outside of the northwest quadrant, construction has been relatively modest. The exception is Cookville where former quarry lands are being developed for residential purposes. Most of the building permits for Cookville's 1,011 units were issued in 1999 and 2000.

**New Residential Units by Type,
Based on Building Permits Issued from 1995 to 2000**



New Residential Units by Planning District, Based on Building Permits Issued from 1995 to 2000



New Residential Units by Type, Based on Building Permits Issued from 1995 to 2000

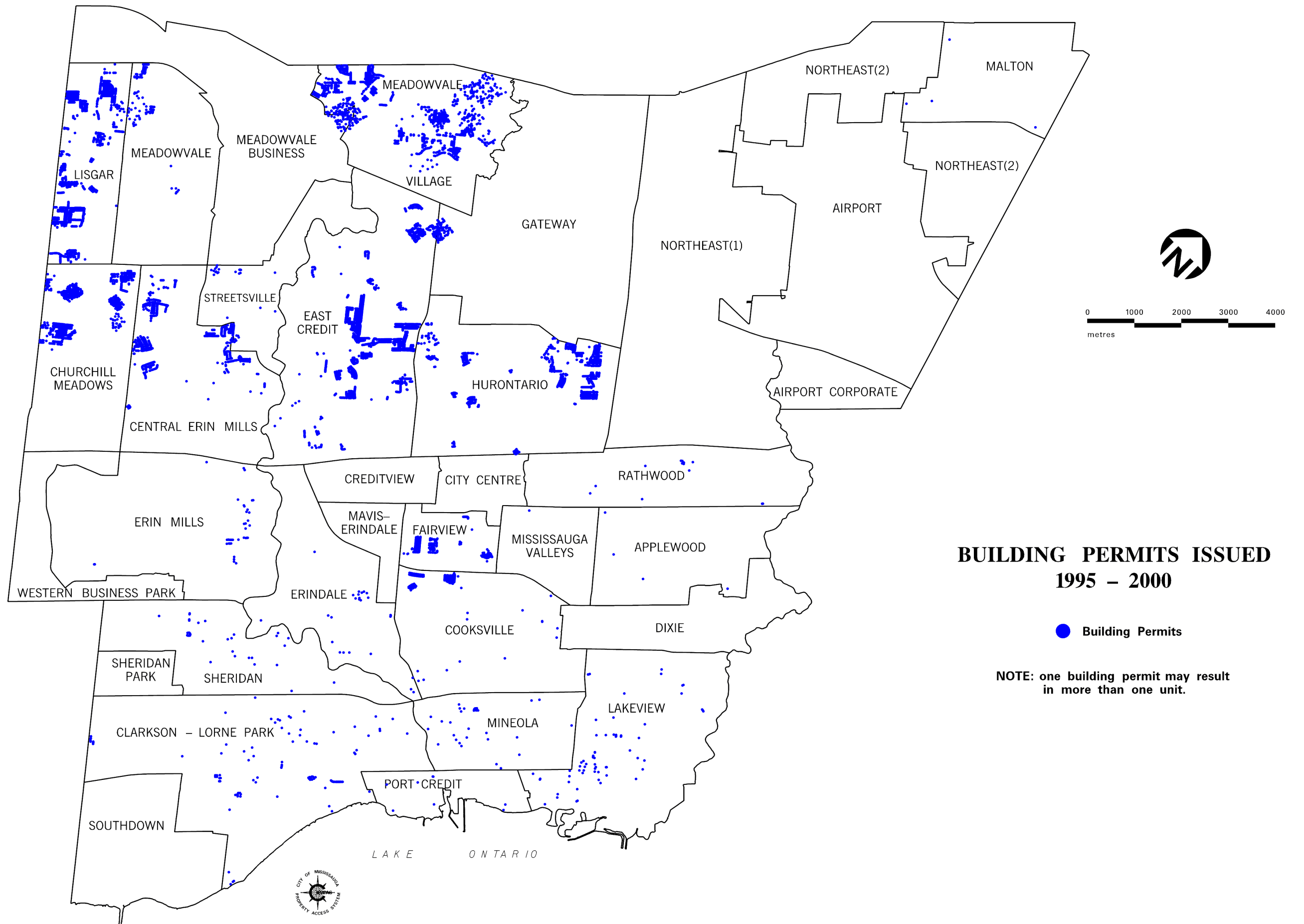
	1995		1996		1997		1998		1999		2000	
	#	%	#	%	#	%	#	%	#	%	#	%
Detached	1,455	42	1,710	56	2,502	57	2,045	44	1,799	34	1,736	35
Semi-detached	455	13	370	12	620	14	1,174	25	1,690	32	1,522	31
Townhouse	1,191	35	955	31	1,191	27	929	20	1,061	20	927	19
Apartment	345	10	0	0	54	1	533	11	724	14	720	15
Total	3,446	100	3,035	100	4,367	100	4,681	100	5,274	100	4,905	100

New Residential Units By Planning District, Based on Building Permits Issued in 1995

Planning District	Single Detached	Semi-detached	Townhouse	Apartment	Total
Applewood	0	0	0	0	0
Central Erin Mills	412	55	171	0	638
Churchill Meadows	0	0	0	0	0
City Centre	0	0	0	0	0
Clarkson-Lorne Park	26	0	0	0	26
Cooksville	2	0	0	0	2
Creditview	0	0	0	0	0
East Credit	414	80	214	162	870
Erin Mills	10	0	0	0	10
Erindale	5	0	0	0	5
Fairview	0	0	0	0	0
Hurontario	202	148	367	0	717
Lakeview	0	14	167	80	261
Lisgar	347	158	200	0	705
Malton	3	0	0	0	3
Meadowvale	4	0	0	0	4
Meadowvale Village	0	0	0	0	0
Mineola	13	0	0	0	13
Mississauga Valleys	0	0	0	0	0
Port Credit	0	0	0	0	0
Rathwood	2	0	0	0	2
Sheridan	14	0	0	0	14
Streetsville	1	0	72	103	176
City Total	1,455	455	1,191	345	3,446

New Residential Units By Planning District, Based on Building Permits Issued in 1996

Planning District	Single Detached	Semi-detached	Townhouse	Apartment	Total
Applewood	0	0	0	0	0
Central Erin Mills	353	110	67	0	530
Churchill Meadows	0	0	0	0	0
City Centre	0	0	0	0	0
Clarkson-Lorne Park	52	6	187	0	245
Cooksville	4	0	0	0	4
Creditview	0	0	0	0	0
East Credit	517	3	295	0	815
Erin Mills	20	0	0	0	20
Erindale	4	0	0	0	4
Fairview	84	0	0	0	84
Hurontario	143	0	136	0	279
Lakeview	12	0	30	0	42
Lisgar	482	228	59	0	769
Malton	0	0	0	0	0
Meadowvale	5	11	3	0	19
Meadowvale Village	0	0	0	0	0
Mineola	12	0	0	0	12
Mississauga Valleys	0	0	0	0	0
Port Credit	1	4	0	0	5
Rathwood	3	0	0	0	3
Sheridan	16	0	108	0	124
Streetsville	2	8	70	0	80
City Total	1,710	370	955	0	3,035



BUILDING PERMITS ISSUED 1995 - 2000

● Building Permits

NOTE: one building permit may result
in more than one unit.

New Residential Units By Planning District, Based on Building Permits Issued in 1997

Planning District	Single Detached	Semi-detached	Townhouse	Apartment	Total
Applewood	0	0	156	18	174
Central Erin Mills	362	84	235	0	681
Churchill Meadows	0	0	0	0	0
City Centre	0	0	0	0	0
Clarkson-Lorne Park	35	0	21	0	56
Cooksville	7	0	0	0	7
Creditview	0	0	0	0	0
East Credit	516	0	422	0	938
Erin Mills	19	0	0	0	19
Erindale	4	0	0	0	4
Fairview	225	0	0	0	225
Hurontario	727	82	138	36	983
Lakeview	61	18	28	0	107
Lisgar	145	288	0	0	433
Malton	0	0	0	0	0
Meadowvale	61	6	112	0	179
Meadowvale Village	297	140	79	0	516
Mineola	13	0	0	0	13
Mississauga Valleys	0	0	0	0	0
Port Credit	1	2	0	0	3
Rathwood	6	0	0	0	6
Sheridan	18	0	0	0	18
Streetsville	5	0	0	0	5
City Total	2,502	620	1,191	54	4,367

New Residential Units By Planning District, Based on Building Permits Issued in 1998

Planning District	Detached	Semi-detached	Townhouse	Apartment	Total
Applewood	0	0	0	0	0
Central Erin Mills	81	110	384	0	575
Churchill Meadows	0	0	0	0	0
City Centre	0	0	0	0	0
Clarkson-Lorne Park	51	0	28	0	79
Cooksville	8	0	0	0	8
Creditview	0	0	0	0	0
East Credit	529	132	319	0	980
Erin Mills	0	6	38	0	44
Erindale	7	0	25	0	32
Fairview	45	176	0	0	221
Hurontario	311	60	3	385	759
Lakeview	14	4	68	0	86
Lisgar	440	224	0	0	664
Malton	0	0	0	0	0
Meadowvale	33	0	31	0	64
Meadowvale Village	480	460	8	0	948
Mineola	6	0	0	0	6
Mississauga Valleys	0	0	0	148	148
Port Credit	2	0	0	0	2
Rathwood	20	0	0	0	20
Sheridan	17	0	0	0	17
Streetsville	1	2	25	0	28
City Total	2,045	1,174	929	533	4,681

New Residential Units By Planning District, Based on Building Permits Issued in 1999

Planning District	Detached	Semi-detached	Townhouse	Apartment	Total
Applewood	2	0	0	0	2
Central Erin Mills	33	42	158	422	655
Churchill Meadows	267	110	23	0	400
City Centre	0	0	0	0	0
Clarkson-Lorne Park	27	8	0	0	35
Cooksville	172	512	27	0	711
Creditview	0	0	0	0	0
East Credit	410	278	123	0	811
Erin Mills	12	0	0	132	144
Erindale	15	0	110	0	125
Fairview	8	4	38	0	50
Hurontario	84	62	280	0	426
Lakeview	15	2	19	124	160
Lisgar	187	186	0	0	373
Malton	1	0	128	0	129
Meadowvale	34	0	0	0	34
Meadowvale Village	488	484	150	0	1,122
Mineola	9	0	0	0	9
Mississauga Valleys	0	0	0	0	0
Port Credit	3	2	5	0	10
Rathwood	19	0	0	0	19
Sheridan	8	0	0	0	8
Streetsville	4	0	0	46	50
City Total	1,799	1,690	1,061	724	5,274

New Residential Units By Planning District, Based on Building Permits Issued in 2000

Planning District	Detached	Semi-detached	Townhouse	Apartment	Total
Applewood	2	0	0	0	2
Central Erin Mills	29	0	161	67	257
Churchill Meadows	667	700	244	0	1,611
City Centre	0	0	0	285	285
Clarkson-Lorne Park	32	20	0	0	52
Cooksville	9	0	270	0	279
Creditview	0	0	0	0	0
East Credit	246	338	58	0	642
Erin Mills	6	0	0	0	6
Erindale	10	0	0	0	10
Fairview	3	0	0	0	3
Hurontario	31	74	112	368	585
Lakeview	12	0	0	0	12
Lisgar	111	36	0	0	147
Malton	0	0	0	0	0
Meadowvale	3	0	0	0	3
Meadowvale Village	557	354	82	0	993
Mineola	5	0	0	0	5
Mississauga Valleys	0	0	0	0	0
Port Credit	5	0	0	0	5
Rathwood	0	0	0	0	0
Sheridan	8	0	0	0	8
Streetsville	0	0	0	0	0
City Total	1,736	1,522	927	720	4,905

New Residential Units By Planning District, Based on Building Permits Issued from 1995 to 2000

Planning District	Detached	Semi-detached	Townhouse	Apartment	Total
Applewood	4	0	156	18	178
Central Erin Mills	1,270	401	1,176	489	3,336
Churchill Meadows	934	810	267	0	2,011
City Centre	0	0	0	285	285
Clarkson-Lorne Park	223	34	236	0	493
Cooksville	202	512	297	0	1,011
Creditview	0	0	0	0	0
East Credit	2,633	831	1,431	162	5,057
Erin Mills	67	6	38	132	243
Erindale	45	0	135	0	180
Fairview	365	180	38	0	583
Hurontario	1,498	426	1,036	789	3,749
Lakeview	114	38	312	204	668
Lisgar	1,712	1,120	259	0	3,091
Malton	4	0	128	0	132
Meadowvale	140	17	146	0	303
Meadowvale Village	1,822	1,438	319	0	3,579
Mineola	58	0	0	0	58
Mississauga Valleys	0	0	0	148	148
Port Credit	12	8	5	0	25
Rathwood	50	0	0	0	50
Sheridan	81	0	108	0	189
Streetsville	13	10	167	149	339
City Total	11,248	5,831	6,254	2,376	25,708