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Mississauga Data is the official City of Mississauga website that contains urban planning related reports, newsletters, brochures and data. The Information Planning Research Unit manages statistical data including: population, demographics, census, development monitoring/activity, growth forecasts, housing, employment, office, land use, vacant employment lands, and the environment.

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Development Conditions

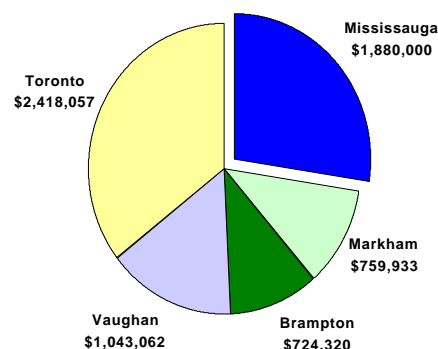
During 1999, development activity in Mississauga continued its strong and steady momentum. A total of \$1.88 billion of construction permits was issued in 1999, up from the \$1.41 billion of permits issued in 1998, and the third consecutive billion-dollar year since 1989.

The housing market remained strong. This was supported by the growth in Ontario's economy, which out-performed all other provinces; the unemployment rate, that was the lowest in nine years; the reduction of the deficit; reduction in taxes and the balanced provincial government budget. This is combined with favourable interest rates to raise consumer confidence.

Housing starts in Ontario were up from 53,800 starts in 1998 to 67,200 starts in 1999. Ontario new home builders expect this trend to continue to 2000. The major industry concerns centre around shortages and rising costs of trades and labour.

Mississauga experienced an increase in housing starts of 5.3% for a total of 4,601 starts in 1999 from 4,369 starts in 1998. In 1999, Mississauga again had the highest new home sales of any other municipality within the GTA, with 5,490 units of freehold and condominium units sold, that

1999 Total Value of Building Permits
Mississauga vs Other Municipalities



*Excel Logistics, 6700 Northwest Drive
Northeast*

represented 16% of total new home sales in the GTA.

This year's indicators of new supply and absorption confirm that the West GTA market for office development had its best year since 1990. The total prescribed value for office development in Mississauga more than doubled from 1998 to 1999.

The industrial market sustained its strong performance of the past two years. The West GTA is the largest concentration of available space with 8.9 million square feet, predominantly in Mississauga. Prescribed value of industrial building permits for new structures reached \$88

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Building Permits

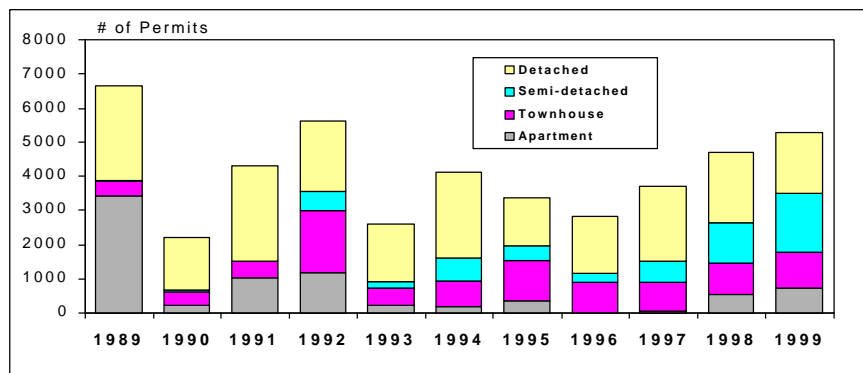
The \$1.88 billion dollars of construction permits issued in 1999 represent an increase of 34% or \$473 million dollars over the total for 1998.

There was an increase for three of the four types of residential building permits issued. Semi-detached units had the strongest gain with 530 more building permits issued in 1999 over 1998. Fewer permits were issued in 1999 for detached housing, a decline of 13% over 1998.

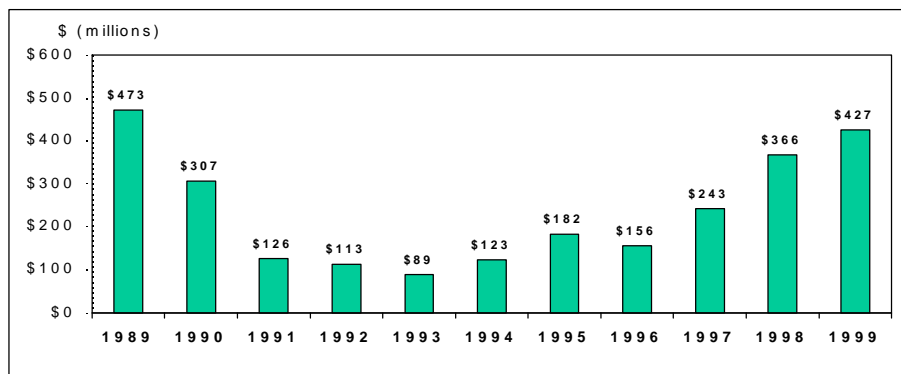
Industrial building permits had the highest performance of any year in the decade with a total value of approximately \$427 million dollars in 1999.

Total non-residential building permits for new structures increased 25% from 1998-1999 to represent a value of \$771

Residential Building Permits, 1989-1999



Industrial Building Permits, 1989-1999



NOTE: This graph includes all industrial building permits such as additions and alterations.

Industrial/Commercial/Institutional Building Permits for New Structures, 1999

Type	# of Buildings	Application Area (m ²)	Application Area (sq.ft.)	\$ Value
Office	16	227,380	2,447,498	\$276,819,000
Retail/Commercial	32	97,841	1,053,155	\$89,479,000
Industrial	95	671,876	7,232,011	\$316,151,000
Institutional	14	66,163	712,173	\$88,282,000
Total	157	1,063,261	11,444,838	\$770,731,000

*NOTE: Addition/alteration permits not included; structures do not include parking structures, gas station canopies and/or kiosks.

Industrial Sector Study - Warehousing & Distribution

Warehousing and distribution functions have evolved considerably over the last two decades resulting in new approaches to supply chain management. This sector has expanded its scope to encompass the new specialty of logistics. Transportation, storage and distribution functions are now integrated and this, in turn, has become an essential element of corporate competitiveness.

In Ontario, a series of events combined to facilitate the development of this industry, beginning with the deregulation of the transportation industry. The recession of the late 80s and early 90s forced companies to reduce costs and improve computer service. The combined benefits of new software, affordable technology and improved skills within the workforce, has spawned the rise of the logistics industry.



*Quik-X Transportation Terminal, 6767 Davand Drive
Northeast*

The economics of the new warehousing/distribution sector has defined location needs. Companies are sensitive to congestion costs and need to accommodate large scale truck movements. They have gravitated toward highway locations beyond the built-up area where land prices are lower. Facilities need to incorporate multiple truck bays, wider spacing between columns and taller buildings with more clear height to allow for easier forklift operations.

The GTA has had the infrastructure and serviced land in place to meet the demands of this growing industry. As Canada's largest market, the demand for the services of this industry has been concentrated in this area. The expanding needs of firms currently operating in outmoded premises, and the availability of newly constructed 'spec' facilities in the West GTA, has contributed to the relocation of a significant number of these firms to this area.

Over the last few years, the industry has been undergoing a process of consolidation and replacement of outmoded facilities. Companies seek to hedge their risks by planning for future expansion on sites they believe will continue to offer locational benefits. For companies requiring very large facilities there is a tendency to seek sites on the periphery of the GTA and to employ design-build techniques to get a tailored product. In other cases, the warehousing/distribution needs of companies are being met by speculative design-build product in locations such as Mississauga where new product is available at reasonable prices.

Mississauga has a critical mass of firms with national and international mandates that has attracted a wide variety of logistics specialists. This, combined with the human resource skills to adapt to the changing needs of corporations and the expertise in real estate development, has been essential in meeting the needs of this growing sector.

The Planning and Building Department retained the Canadian Urban Institute to study the Warehousing and Distribution sector in Mississauga. The study is focussing on understanding the linkages, economic benefits and locational requirements of these businesses. The study is scheduled for release in the fall of this year. For further information contact Mark Chicoine at 896-5753.

Office Market

The GTA West leads the GTA in net absorption and new supply in 1999. Net absorption was almost \$1.2 million and new supply was \$1.5 million. These figures were the strongest in the decade for new supply and net absorption.

Mississauga was host to three of the most active subregions for construction of Class A office space in 1999: Highway 401/Hurontario (485,800 square feet), Airport Corporate Centre (320,000 square feet) and Meadowvale (338,000 square feet).

Strong demand for Class A office space in the GTA West has been apparent and upward pressure on Net Effective Rents, most notably in the Mississauga City Centre, is another indicator of the strength of the market.



*Royal LePage Building, 6880 Financial Drive
Meadowvale Business Park*

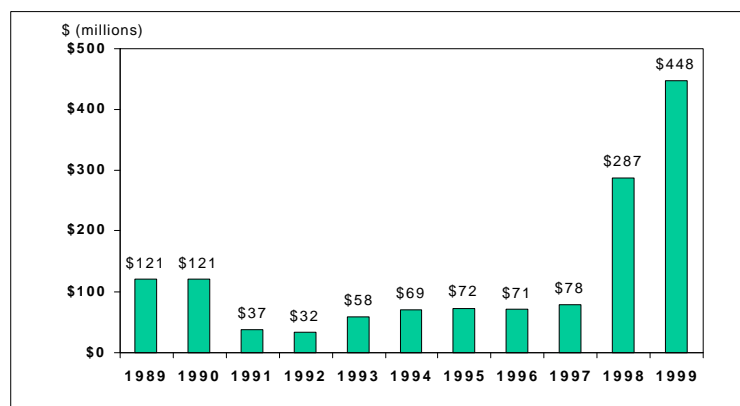
Commercial Building Permits

Prescribed value of commercial building permits in 1999 reflects the record year the City of Mississauga has experienced in terms of prescribed construction value of total development activity.

The total prescribed construction value in 1999 for commercial uses was \$448 million, a 56% increase over the 1998 year end total of \$287 million.

Commercial construction value has fluctuated between 4% and 13% of total construction value since 1989. In 1998 and 1999, commercial activity increased to represent approximately one-fifth of total prescribed value of all types of construction activity.

Commercial Building Permits, 1989-1999

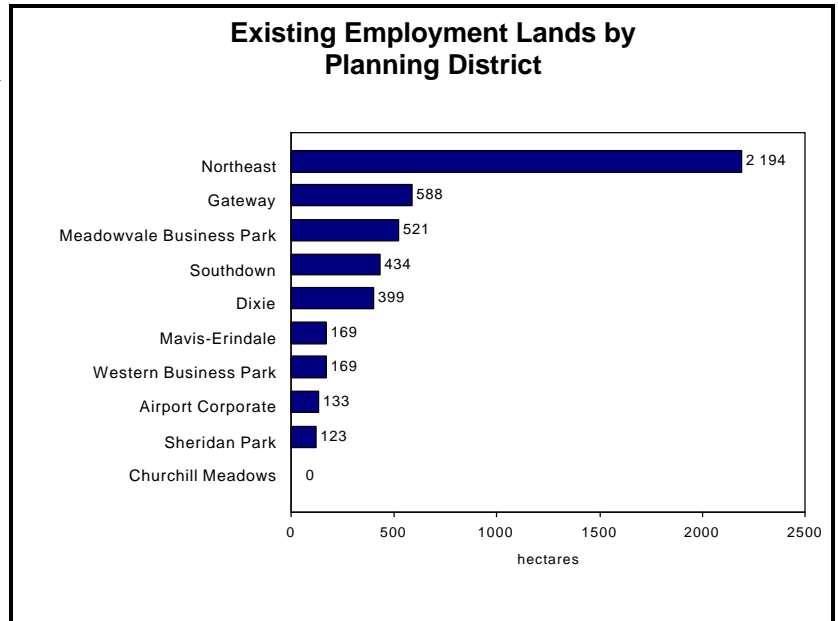


NOTE: Commercial building permits refers to permits issued for office buildings, retail services and miscellaneous commercial uses.

Employment Lands

The total area of developed employment lands in the City of Mississauga was 4 730 ha (11,688 acres). The distribution by Planning District shows that with 2 194 ha (5,421 acres), the Northeast District stands out in comparison to other districts.

A distant second, in area of employment land, is Gateway with 588 ha (1,453 acres). Meadowvale Business Park ranks third with 521 ha (1,287 acres). These districts account for 70% of the developed employment land in the City. This underscores the importance of the combination of Pearson Highway 401 and Highway 407 to employment in Mississauga.



Retail Trends

Mississauga offers a wide range of retailing choices for consumers. The City Centre has an active and growing retail presence. Outside of the City Centre most planned retail centres (84%) have been built or are under construction. These centres compliment the traditional main street retail areas in the City's historic communities.

Retail is in a constant state of flux to satisfy ever-changing consumer demands. Some of the more recent retailing trends have included the expansion of centres to encompass both retail and entertainment uses, the anticipated influx of U.S. retailers in centres like the Mills Mall in Vaughan, the movement of traditional anchors in centres away from the main complex into free standing units and the introduction of mixed use concepts.

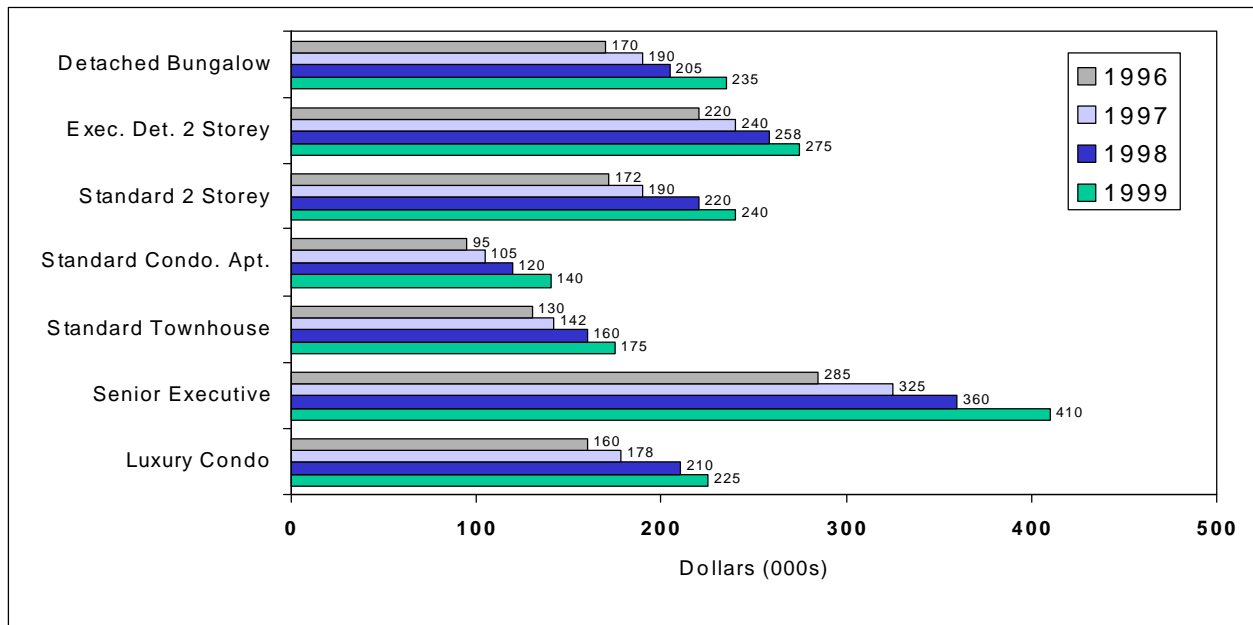
Other trends include the expansion of power centres to broaden their drawing power and selection to consumers, as well as, the expected increase of internet shopping. E-retailing in the virtual form of the world wide web is expected to grow by 72.7% per annum to 2003 in Canada.

Number of Existing Retail Centres by Type of Centre and Size		
Convenience	64	70 800 m ² (762,000 sq.ft.)
Neighbourhood	55	343 100 m ² (3,693,000 sq.ft.)
District	11	298 000 m ² (3,208,000 sq.ft.)
Regional	1	89 000 m ² (958,000 sq.ft.)
Special Purpose Commercial	2	141 000 m ² (1,518,000 sq.ft.)
Employment Commercial	3	11 300 m ² (122,000 sq.ft.)
TOTAL	136	953 200 m² (10,260,000 sq.ft.)



Erin Mills Town Centre

House Prices in Mississauga, 1996-1999 (excluding Meadowvale/Streetsville)



Note: Prices are for fourth quarter of each year (October to December).

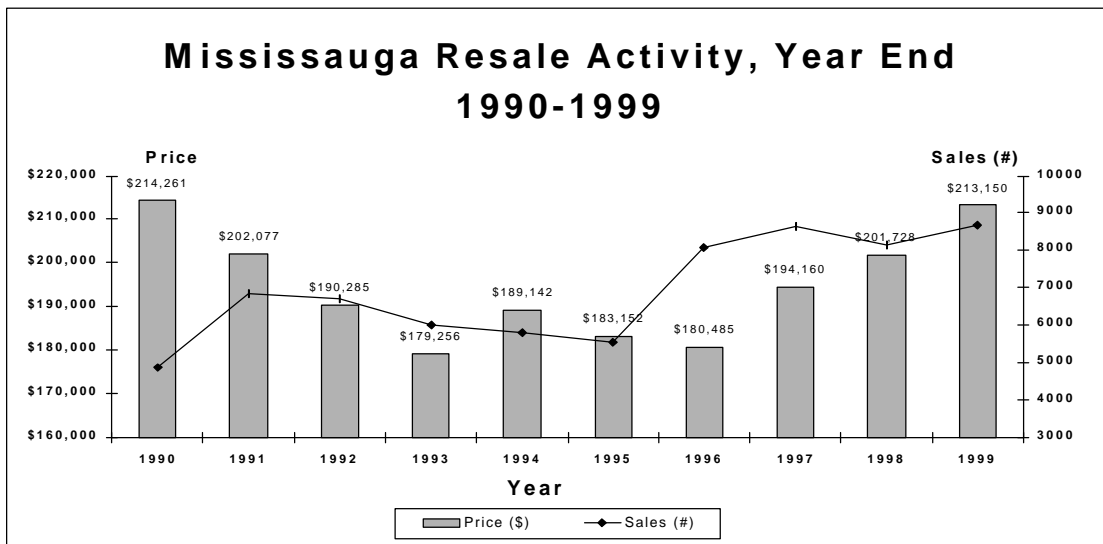
Source: Royal LePage Survey of Canadian House Prices

Housing

The strength of the housing market in Mississauga is evident in construction and resale activity. Total residential building permits issued in 1999 increased to 5,280 from 4,689 in 1998. Resale activity, as illustrated by real estate transactions, reached 8,651 units in 1999, the highest number of sales in the decade. The average value of resale homes also increased to \$213,150, 6% above the average in 1998.

Average value of homes in Mississauga has been on an upward trend. Since 1996, values increased between 8% and 14% for the seven categories of housing reviewed by the Royal LePage survey of Canadian house prices. According to the Canadian Home Builders Association, the leading purchaser groups were first time buyers, accompanied by interest from the move-up and move-down buyer segments of the market.

Vacancy rates in Mississauga rental housing eased slightly in 1999, this was the major trend across the CMA. This trend is associated with the lower mortgage rates and greater consumer confidence which encouraged a shift from rental to home ownership and created more vacancies. In addition, the recently enacted Tenant Protection Act permitted landlords to charge market rent on newly vacated units and encouraged a 'testing of the market' which allowed apartments to remain vacant for longer periods of time. In Mississauga, average rents for bachelors, 1, and 3 bedroom units increased. Rents for 1 and 3 bedroom units increased marginally while the average rent for bachelors increased 9%. The increase in the rents for bachelors is likely the result of sustained demand for these units due to strong job creation among the younger population and a flow of migrants attracted to the economic opportunities in the Region. The average rent for 2 bedroom units declined marginally.



City of Mississauga Vacancy Rates, 3 Units and Over October 1995-1999

Year	Overall %	Bachelor %	1 Bedroom %	2 Bedroom %	3 Bedroom %
1995	0.6	1.1	0.6	0.5	0.9
1996	1.7	2.3	1.4	1.8	1.6
1997	0.9	0.8	1.0	0.9	0.8
1998	0.7	0.7	0.7	0.6	0.8
1999	0.8	0.9	0.9	0.7	1.0

Average Rents for the City of Mississauga October 1995-1999

Unit Type/Area	Year/\$				
	1995	1996	1997	1998	1999
Bachelor	\$563	\$578	\$589	\$639	\$695
1 Bedroom	\$681	\$699	\$714	\$758	\$771
2 Bedroom	\$832	\$847	\$845	\$901	\$898
3 Bedroom	\$906	\$914	\$910	\$1,003	\$1,016

Sources: CMHC "Local Housing Market Report", "Rental Market Report", "Housing Now Newsletter", "Consumer Intentions" Canadian Home Builders Association "Pulse Survey" Colliers International "Canadian Real Estate News 1999-2000" TREB "Market Watch" "Commerical Realty Watch" Royal LePage "Survey of Canadian House Prices" Statistics Canada "Building Permits" RealNet Canada.

Market Matters

Title:

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