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June 88

RESIDENTIAL DEVELOPMENT
REPORT

In terms of residential activity, Mississauga is the most rapidly growing municipality in Canada according to Canada Mortgage and Housing Corporation (CMHC) statistics. The top five ranked municipalities in Canada for housing starts from January to June, 1988 were Mississauga, Toronto, Montreal, Laval and Vancouver. Provincially, the top five ranked municipalities in Ontario for housing starts for the first half of 1988 were Mississauga, Toronto, London, Scarborough, Richmond Hill. Housing starts refer to the number of new detached, semi-detached, townhouse, apartment and other multi-unit complexes that have started construction (poured footings) as of January 1, 1988.

The accompanying maps and figures reflect residential development activity within recent years and, more specifically, during the first half of 1988. All figures are based on monthly statistical data compiled and prepared by the City of Mississauga Planning and Building Department.

In monitoring residential development activity, three stages of development are recognized - existing, committed and potential units. "Existing" units are either built, under construction or unbuilt units for which building permits have been issued. "Committed" units are unbuilt units on registered plan of subdivision for which no building permits have been issued, and zoned units which constitute infill development. Finally, "Potential" units are those proposed on plans of subdivision and rezoning applications being processed by the Planning and Building Department, as well as those units that would result from the development of lands designated for residential uses in Secondary Plans, approved by the Ministry of Municipal Affairs, for which no applications have been received.

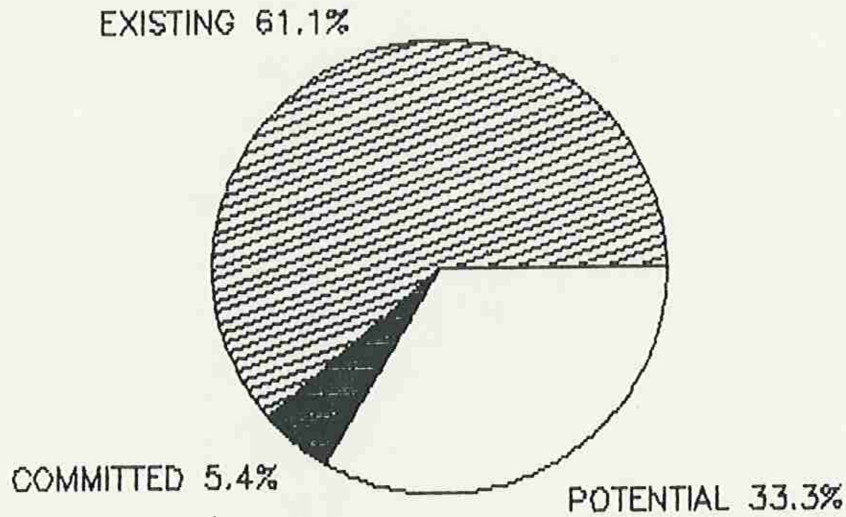
The status of residential development in Mississauga for all three stages of the development process is represented in Figure 1. When the city is fully developed, approximately, 231,045 units will be built in Mississauga. A total of 61% of these units were existing in June 1988.

Map 1 illustrates the established residential areas, areas under development and areas available for future residential growth.

Figure 2 illustrates the breakdown of existing units by housing type. As of June 1988, the total number of existing residential units was 141,114 which would accommodate an estimated population of 422,844. Approximately, 50% of the City's residents live in detached dwellings while 24% reside in apartment dwellings, including condominiums.

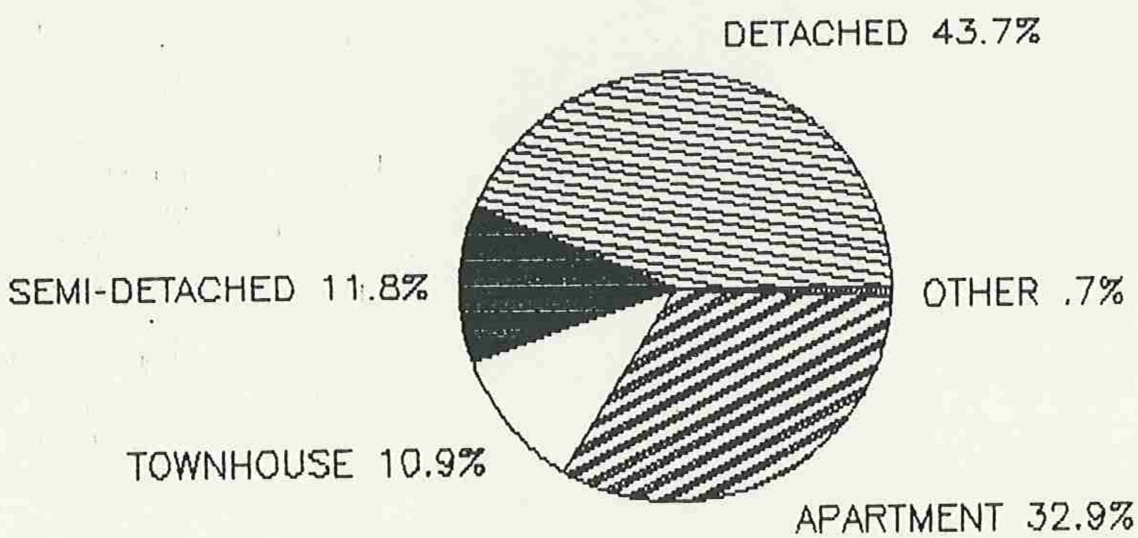
MISSISSAUGA
Planning and Building

FIGURE 1
THE STATUS OF DEVELOPMENT
BY RESIDENTIAL UNIT TYPE
JANUARY TO JUNE 1988



TOTAL = 231,045

FIGURE 2
EXISTING UNIT INVENTORY
JANUARY TO JUNE 1988



TOTAL = 141,114

MAP 1

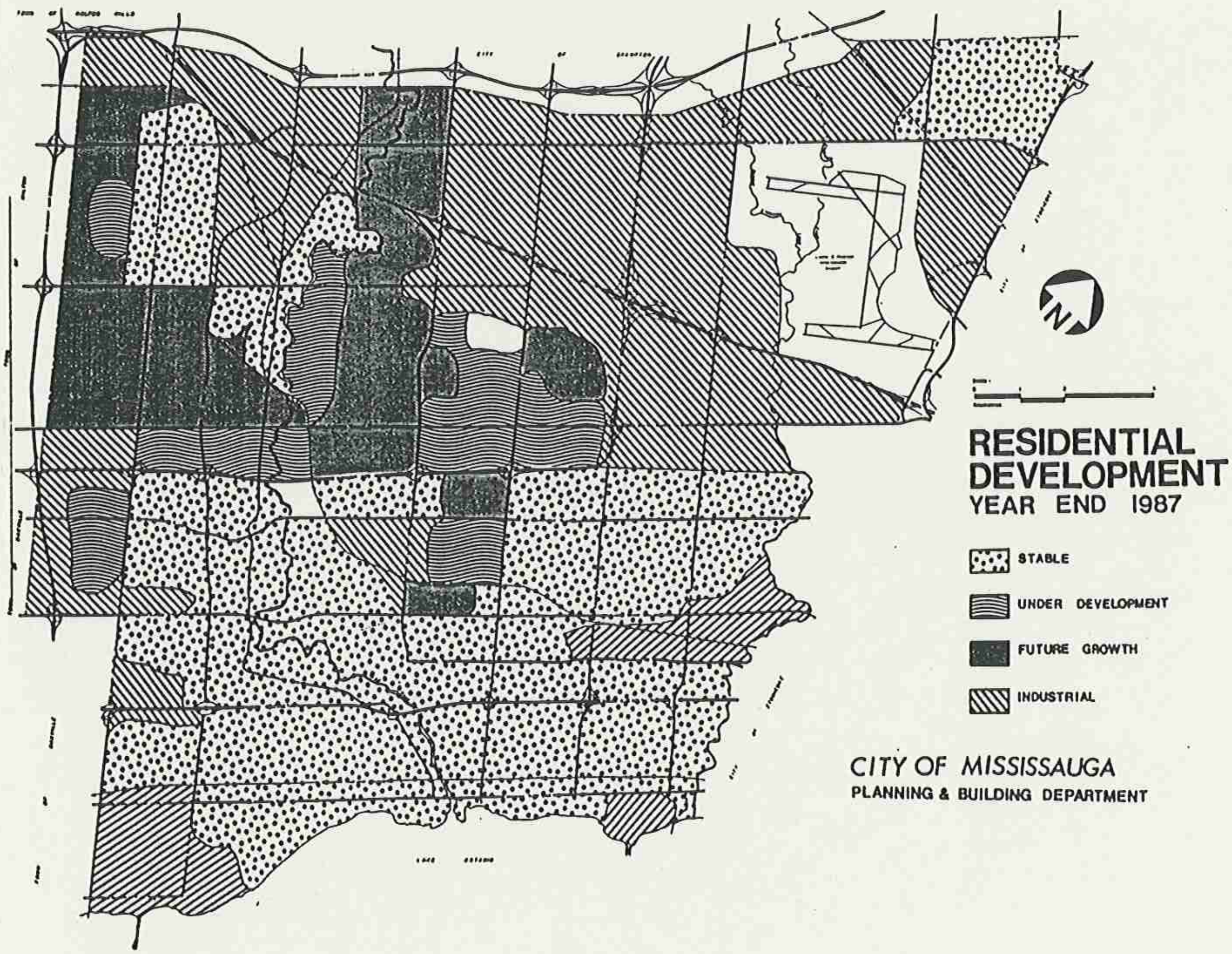
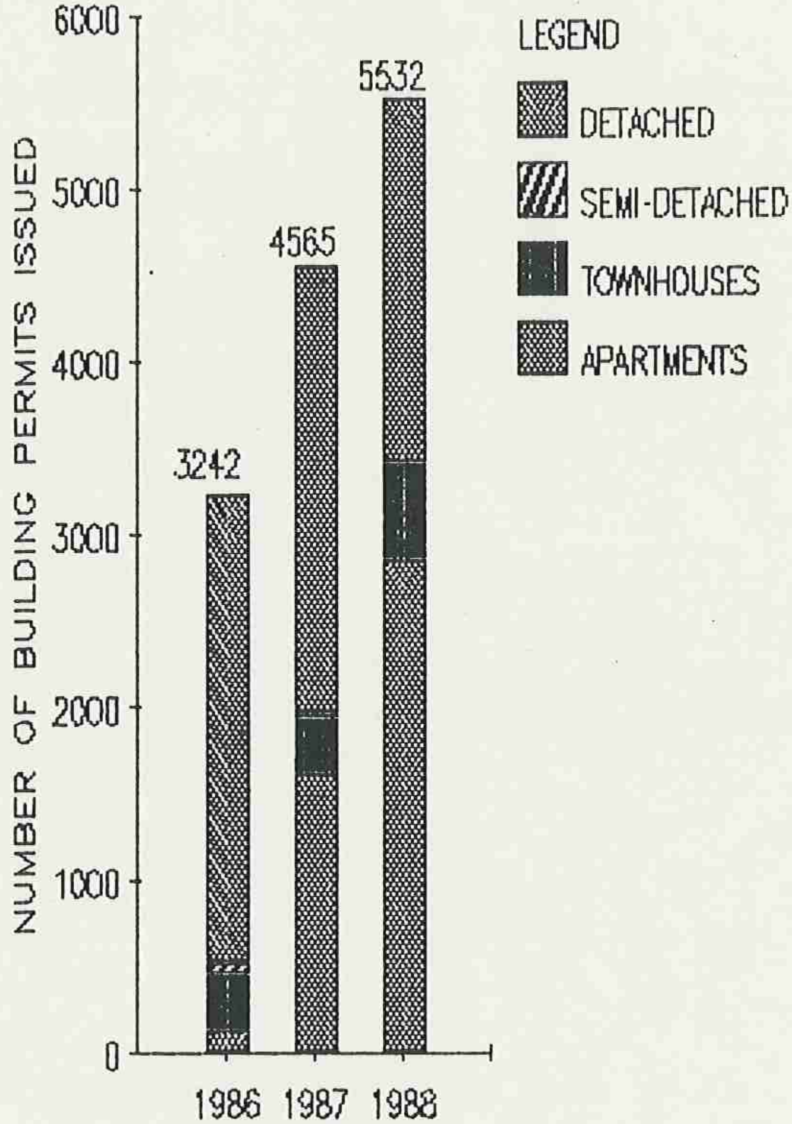

RESIDENTIAL
DEVELOPMENT
YEAR END 1987
STABLE
UNDER DEVELOPMENT
FUTURE GROWTH
INDUSTRIAL
CITY OF MISSISSAUGA
PLANNING & BUILDING DEPARTMENT

FIGURE 3
ISSUANCE OF BUILDING PERMITS
JANUARY TO JUNE
1986, 1987, 1988



The total number of building permits issued from January to June 1988 was 5532, compared with 3242 in 1986 and 4565 in 1987. This represents increases of 71% and 21%, respectively, as depicted in Figure 3.

Throughout the last decade, the demand and subsequent construction of detached units has steadily increased while apartment construction has only recently begun to noticeably increase, as is shown in Figure 4. Within the first six months of 1988, 2865 apartment building permits were issued which represents an increase of 77% over January-June 1987, when 1622 apartment building permits were issued.

CMHC reports monthly, on the market trends and conditions influencing the housing markets in the Toronto Branch, which includes Mississauga. January-June 1988 witnessed a decrease in apartment starts compared to 1987. Of these apartments, 58% were private rentral, 32% were condominium, and 10% were public assisted housing.

January-June 1988
Apartment Starts

Table 1

	Ownership	Rental		Total
Year	Condo	Private	Assisted	Total
1988	604 (32%)	1098 (58%)	180 (10%)	1882 (100%)
1987	1403 (74%)	233 (12%)	265 (14%)	1901 (100%)

Source: CMHC, Local Housing Market Report, Toronto Branch, June 1988.

The CMHC rental apartment vacancy rate for Mississauga has declined from 1.0% in April, 1986 to 0.3% in April, 1988. Overall, the vacancy rate for the total Toronto Census Metropolitan Area (CMA) is 0.2% which is below 3.0%, CMHC's standard competitive market rate.

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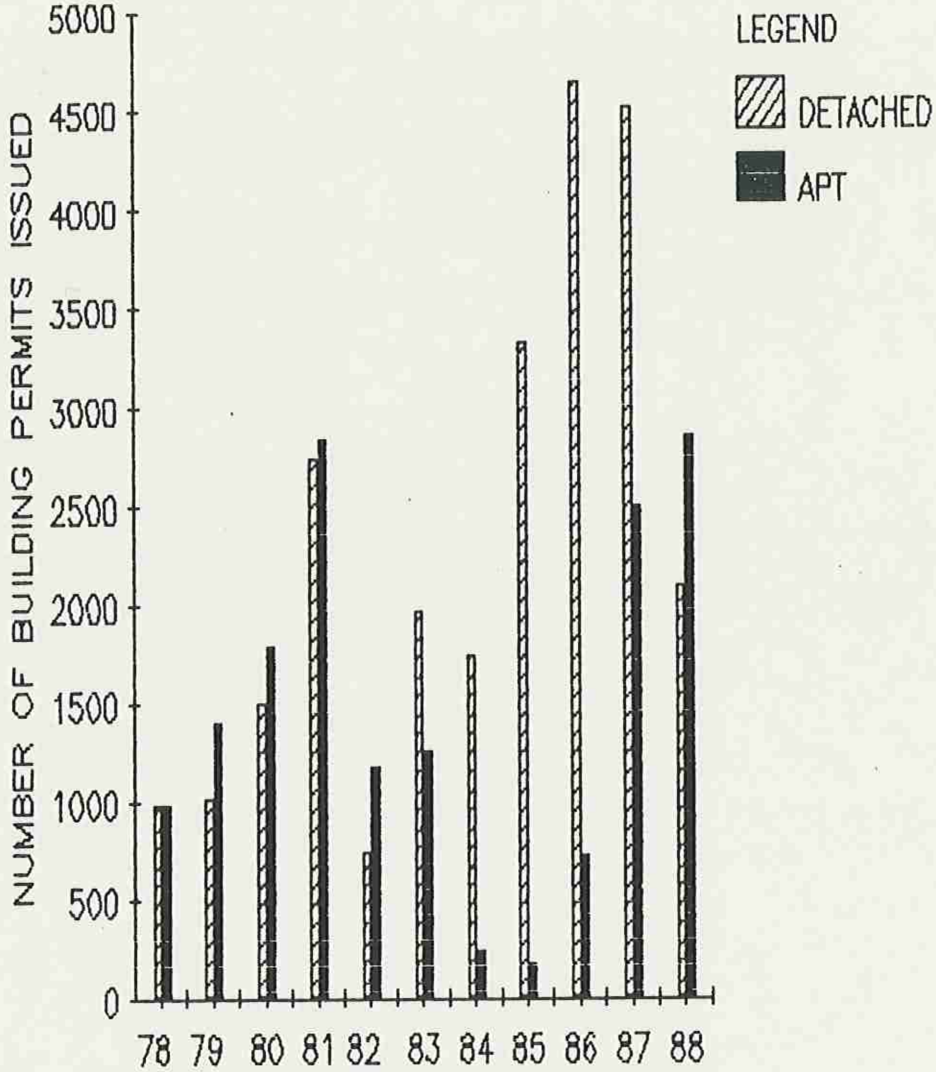
* Source: Statistics Canada
  1981 Census of Canada

Census Metropolitan Area (CMA). - CMAs are created by Statistics Canada and are usually known by the name of the urban area forming their urbanized core. CMAs are comprised of municipalities completely or partly inside the urbanized core and other municipalities related to the labour market. Toronto Census Metropolitan Area includes Metropolitan Toronto, York Region, Peel Region and portions of Halton and Durham Regions.

FIGURE 4
TRENDS IN DETACHED AND APARTMENT UNIT CONSTRUCTION FROM 1978 TO 1988*



* 1978 to 1987 includes total figures from January to December.

1988 includes total figures from January to June.

The distribution of existing residential units is depicted on Figure 5. The highest concentrations of residential units exist within the older, established districts of North Dixie, Meadowvale West, Clarkson-Lorne Park, Mississauga Valleys and Malton (see Map 2 - City Structure). These districts constitute 40% of the existing unit inventory. Conversely, the five newly developing residential districts of Hurontario, Erin Mills West, East Credit, Central Erin Mills and Lisgar form only 11% of the existing unit inventory.

MAP 2

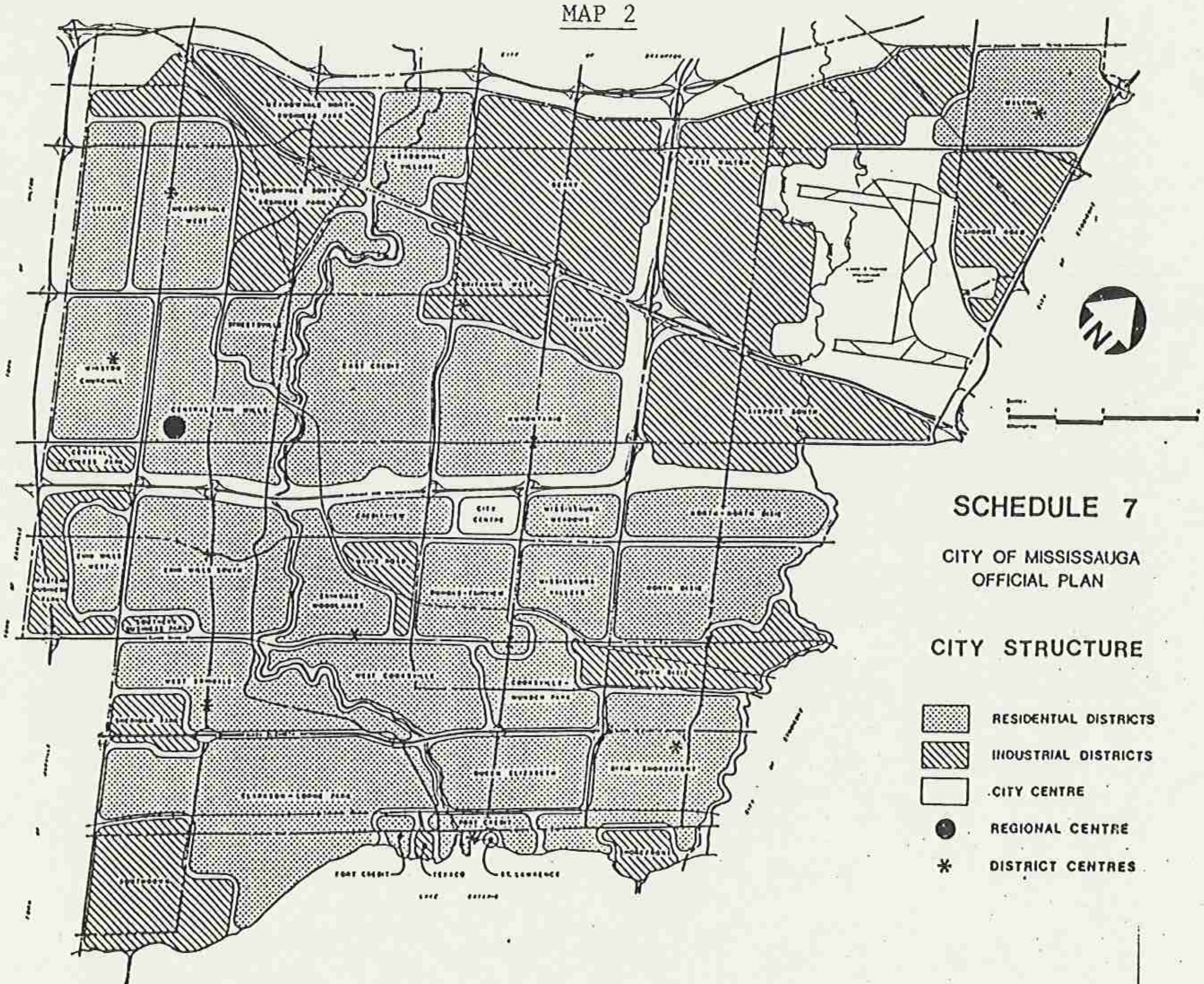
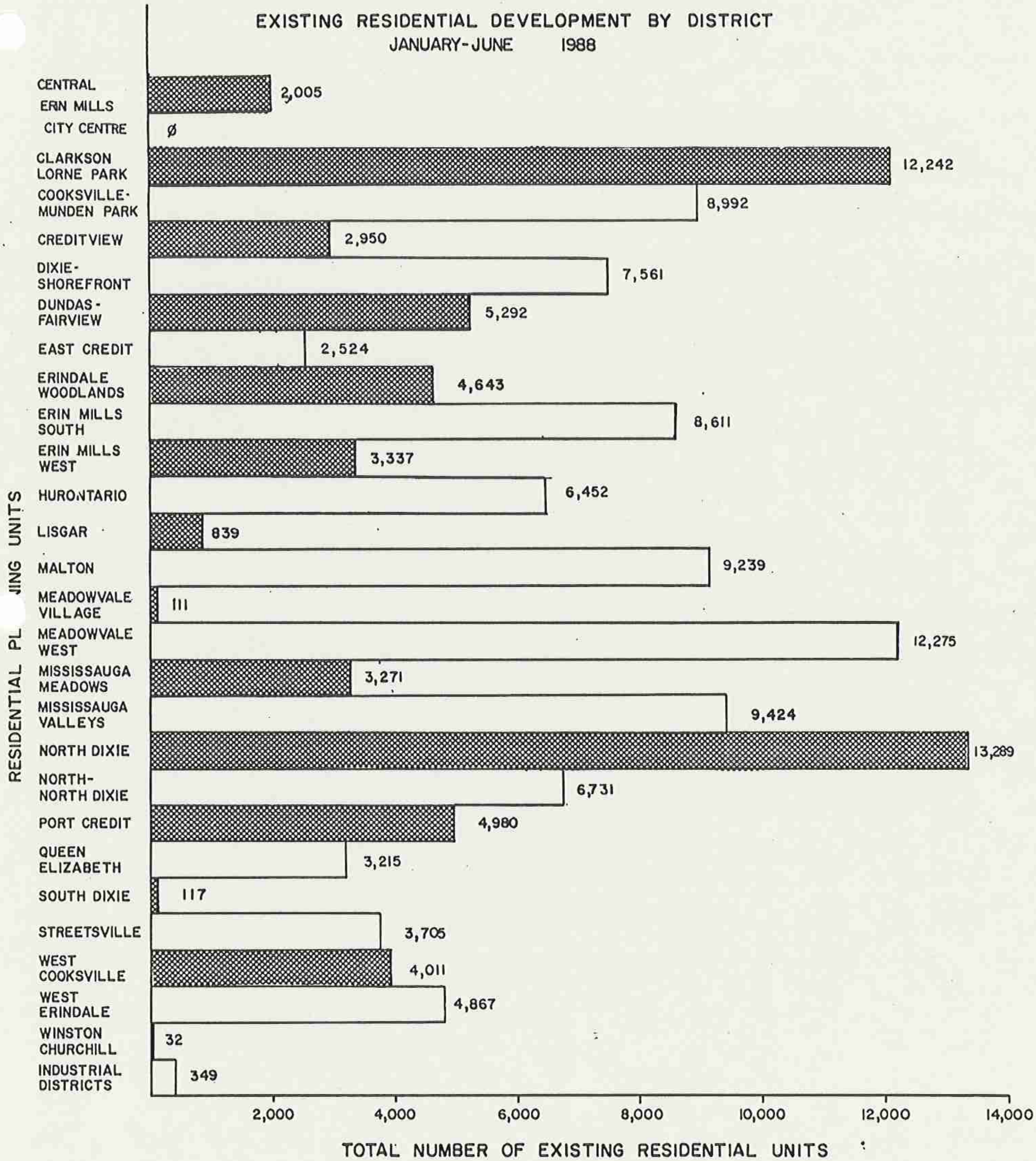


FIGURE 5


EXISTING RESIDENTIAL DEVELOPMENT BY DISTRICT
JANUARY-JUNE 1988
CENTRAL ERN MILLS
2,005
CITY CENTRE
Ø
CLARKSON LORNE PARK
12,242
COOKSVILLE-MUNDEN PARK
8,992
CREDITVIEW
2,950
DIXIE-SHOREFRONT
7,561
DUNDAS-FAIRVIEW
5,292
EAST CREDIT
2,524
ERINDALE WOODLANDS
4,643
ERIN MILLS SOUTH
8,611
ERIN MILLS WEST
3,337
HURONTARIO
6,452
LISGAR
839
MALTON
9,239
MEADOWVALE VILLAGE
111
MEADOWVALE WEST
12,275
MISSISSAUGA MEADOWS
3,271
MISSISSAUGA VALLEYS
9,424
NORTH DIXIE
13,289
NORTH-NORTH DIXIE
6,731
PORT CREDIT
4,980
QUEEN ELIZABETH
3,215
SOUTH DIXIE
117
STREETSVILLE
3,705
WEST COOKSVILLE
4,011
WEST ERINDALE
4,867
WINSTON CHURCHILL
32
INDUSTRIAL DISTRICTS
349
RESIDENTIAL PL NING UNITS
2,000
4,000
6,000
8,000
10,000
12,000
14,000
TOTAL NUMBER OF EXISTING RESIDENTIAL UNITS

Although the new districts experience low rankings with respect to the existing unit count, it is clear that their position with respect to on-stream development is significant. As of June 1988, the City had an inventory of 12,539 committed units and 77,392 potential units (definitions, p.1.). If the combination of these units were built and occupied they would accommodate an estimated population of 254,190 people. Combined with the existing population of 402,840, an estimated population of close to 700,000 people is projected at ultimate development. The committed and potential unit inventories are shown on Figures 6 and 7.

Of the committed unit inventory (Figure 6), apartment units constitute the greatest number, followed by detached, townhouse and semi-detached units respectively.

FIGURE 6
COMMITTED INVENTORY
BY RESIDENTIAL UNIT TYPE
JANUARY TO JUNE 1988

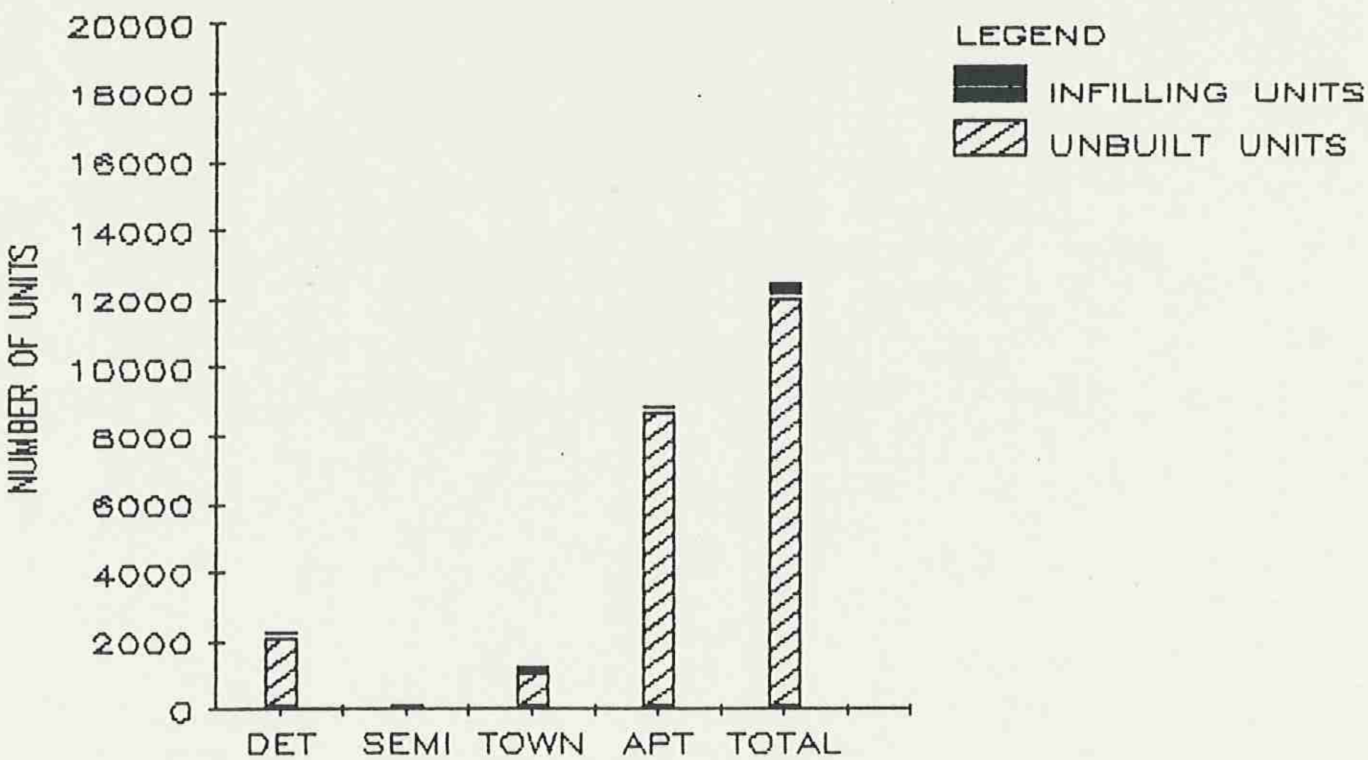
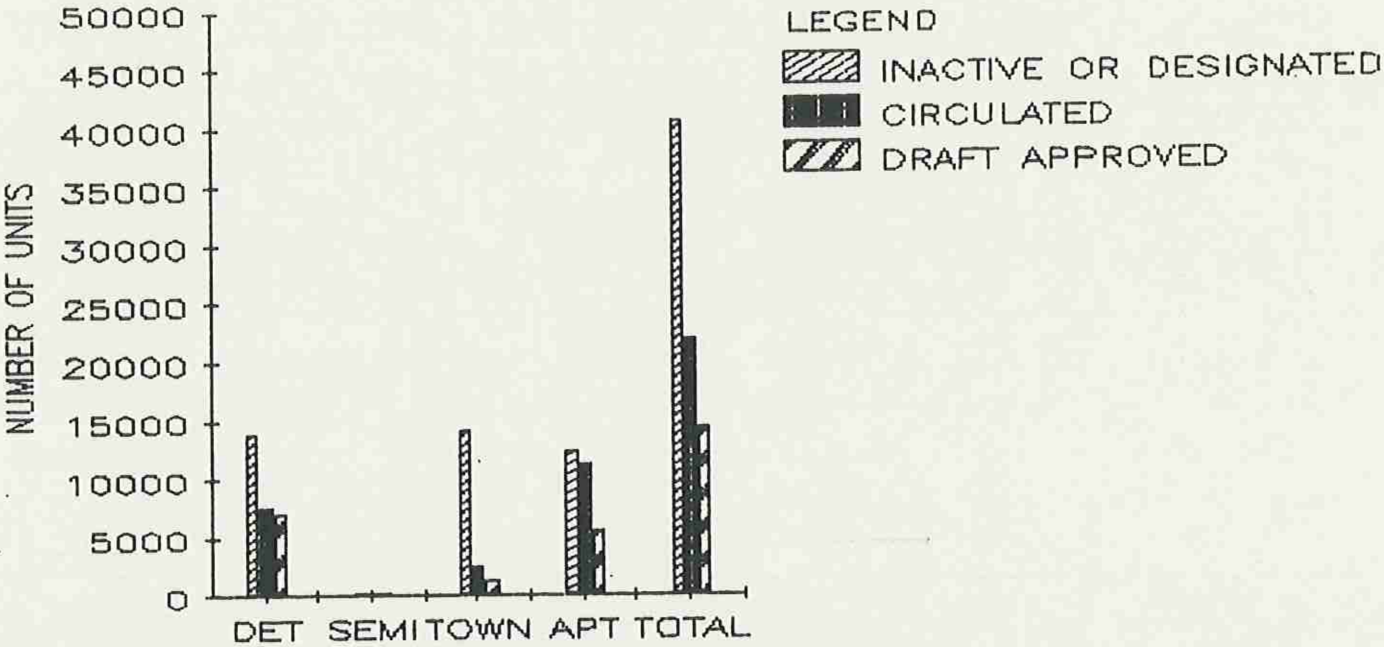


FIGURE 7
POTENTIAL INVENTORY
BY RESIDENTIAL UNIT TYPE
JANUARY TO JUNE 1988

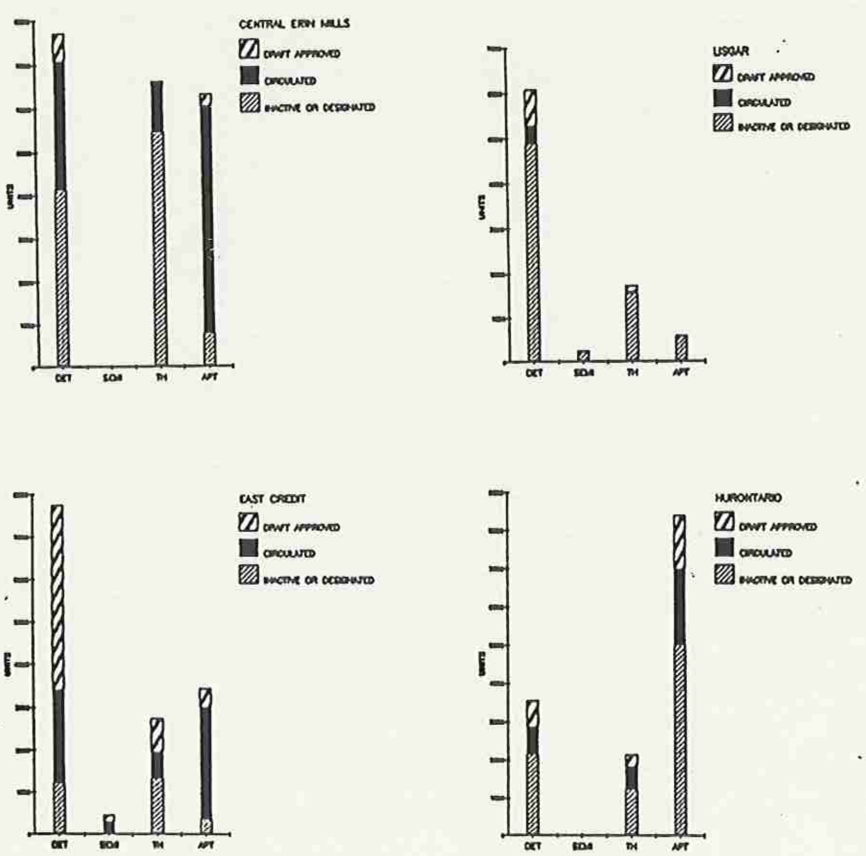


The committed unit inventory consists of two parts; infilling units, and unbuilt units on registered plans for which no building permits have been issued. Infilling units are primarily in mature districts, where a building has been converted to new residential uses, vacant lots or additional lots that have been created by severances. The new districts, on the other hand, account for the greatest number of unbuilt units on registered plans.

The greatest number of committed units in the City are in Dundas-Fairview followed by Central Erin Mills, Hurontario, Erin Mills West, Erin Mills South and Mississauga Meadows. In the established districts, a significant number of the committed units are apartments, while conversely, detached units constitute the greatest number of committed units in the developing districts.

As shown in Figure 8, detached units account for the majority of 'inactive or designated' units within the potential unit inventory (definition, pg. 1), while apartment units constitute the majority in both the circulated and draft approved unit categories. Citywide, Central Erin Mills has the highest unit count for the potential unit inventory, followed by East Credit, Hurontario and Lisgar. These districts are developing and will undergo constant residential growth in the future as the draft plans of subdivision, currently being processed, are registered.

FIGURE 8
SUMMARY OF POTENTIAL DEVELOPMENT BY UNIT TYPE IN THE NEW DISTRICTS JANUARY TO JUNE 1988



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