



Corporate Report

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DATE: June 5, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 25, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **2006 Building Permit Report**

RECOMMENDATION: That the report titled *2006 Building Permit Report*, dated June 5, 2007 from the Commissioner of Planning and Building, be received for information.

BACKGROUND: Attached, under separate cover, is the *2006 Building Permit Report* newsletter. The newsletter reports on building permits issued in 2006 for new residential development and non-residential development. Permits for changes to existing non-residential development are also included. In addition, some comparisons of historical permit activity are provided.

The information is presented in newsletter format to facilitate the dissemination of the data. The newsletter is available from the Planning and Building Department and will be posted on the City's Web site.

COMMENTS:

Highlights from the newsletter are as follows:

- The total prescribed value for building permits for all construction in 2006 reached \$1.053 billion.
- Building permits have exceeded the billion dollar mark in Mississauga for ten consecutive years. Combined this represents approximately \$14 billion dollars.
- There has been a shift back to non-residential construction in 2006 and the residential to non-residential prescribed value are nearly equal.

Residential

- The total prescribed value for all residential construction in 2006 was \$553 million.
- In 2006, building permits were issued for 3,161 residential units. Of these, 41% were for apartment units (1,306), 26% for townhouse units (810), 25% for detached units (797) and 8% for semi-detached units (248).
- New units constructed declined 22% between 2005 and 2006 (3,161 down from 4,072). Prescribed value for new residential development declined 15%.
- New residential development has been declining over the last five years, as the result of the City coming to the end of its greenfield development.
- New residential units in 2006 continue to be concentrated in the central and west areas of the City. The highest number of residential units were in the City Centre (1,043) and Churchill Meadows (1,001). New development in these districts represents two-thirds (one-third each) of the total development in the City in 2006. Residential development in Hurontario (494) and Cooksville (273) ranked third and fourth, respectively, replacing Meadowvale Village and Lisgar.

- Development in City Centre is largely high density which Mississauga can anticipate will continue in the future whereas Churchill Meadows is among the last of Mississauga's greenfield development.

Non-Residential

- In 2006, the prescribed value for non-residential building permits reached approximately \$500 million.
- Year-over-year both prescribed value and total non-residential permits increased. Prescribed value increased by 9% and the total number of non-residential permits increased by 7%.
- Sixty-one percent of prescribed value for non-residential development is for new construction and 39% is for changes to existing development. This is a change from 2005 where 55% of prescribed value was for new construction and 45% was for changes to existing development¹. These proportions illustrate the extent of the change in new non-residential development.
- Eighty-four building permits were issued for new non-residential construction projects. These permits had a total prescribed value of \$297 million.
- Forty-five percent of prescribed value for new non-residential construction was for industrial development, 42% was for commercial (office and retail) development and 13% was for public² development.
- Speculative development, for lease or sale, is prominent among non-residential development in 2006. Five of the top ten non-residential projects are speculative office buildings. An additional three projects are speculative industrial developments.

¹ Changes to existing development refers primarily to renovations, additions and alterations, however, it also includes "other" building permits such as telecommunications towers, kiosks and mezzanines.

² Public development includes uses such as government buildings, places of worship, hospitals, schools, community centres, nursing homes and transportation facilities.

- The prescribed value of permits issued for changes to existing development was \$194 million in 2006.
- In 2006, of the prescribed value of permits issued for changes to existing construction, 57% was for industrial development, 28% was for commercial development and 15% was for public development.
- Total prescribed value for changes to existing development for 2006 declined a marginal 5% from prescribed value for existing development in 2005.

FINANCIAL IMPACT: Not applicable

CONCLUSION: The 2006 Building Permit Report is a newsletter that summarizes buildings permits issued in 2006. Copies of the newsletter are available from the Planning and Building Department and will be posted on the City's website.

ATTACHMENTS: APPENDIX 1: Under Separate Cover: *2006 Building Permit Report Newsletter*

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Emily Irvine, Policy Planner

2006 Building Permit Report

Planning and Building Department, City of Mississauga

June 2007

This newsletter reports on building permits issued in 2006 for new residential and non-residential development. The prescribed value of changes to residential development and permits issued for changes to existing non-residential development are also included. In addition, some comparisons of historical permit activity are provided.

Total prescribed value for all construction in 2006 was \$1.053 billion. Building permits have exceeded the billion dollar mark in Mississauga for 10 consecutive years, totalling approximately \$14 billion.

The total prescribed value in 2006 for building permits reported on in this newsletter is \$1.009 billion.¹ The prescribed value for new residential and non-residential development was nearly equal in 2006. Residential development makes up 51% of total prescribed value, while non-residential including both new construction and changes to existing development makes up 49%.

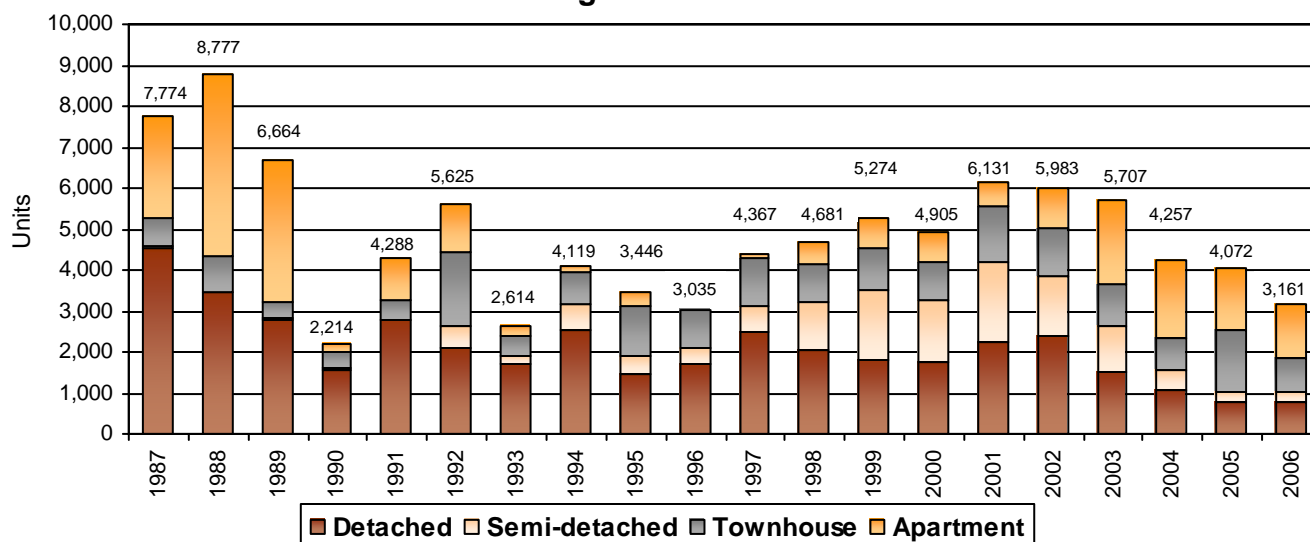
¹ Other building permits not reported on, including temporary structures, signs and sprinklers, account for \$44 million in prescribed value.



New office building on upper Hurontario Street

The proportion in the prescribed value between residential and non-residential shifts from year to year. In 2005, prescribed value for non-residential development was 42%, while prescribed value for residential development was 58%. The shift illustrates the strong non-residential development market in 2006.

**New Residential Units by Type,
Based on Building Permits Issued from 1987 to 2006**



RESIDENTIAL

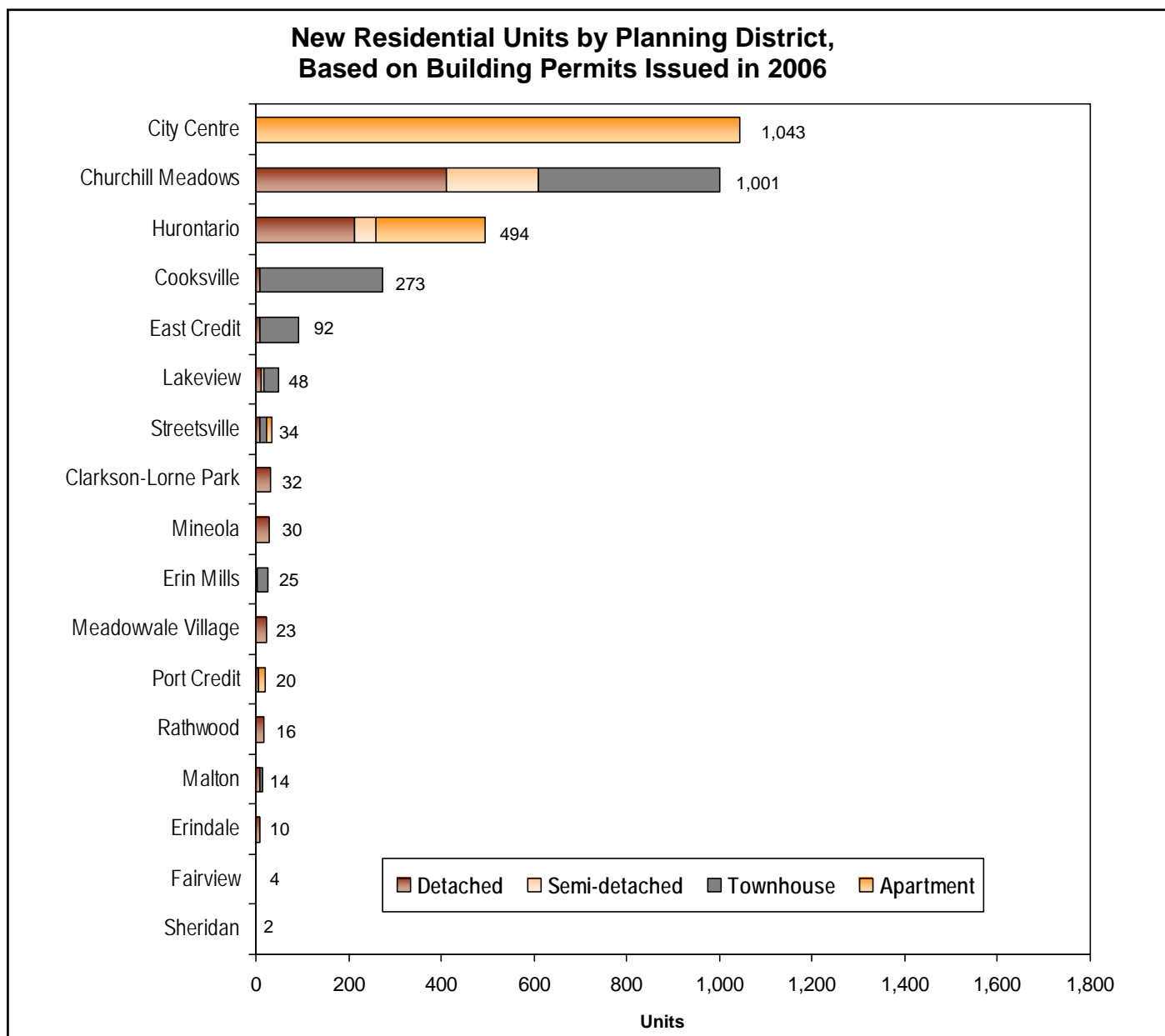
For new residential construction in 2006, data summaries are provided by type of residential unit. In 2006, building permits were issued for 3,161 residential units. Of these, 41% were for apartment units, 26% for townhouse units, 25% for detached units and 8% for semi-detached units.

The development of new residential units has been declining over the last five years. This is a reflection of the City's reaching the end of its greenfield development. There were a total of 3,161 units developed in 2006 from 4,072 in 2005, a decline of 22%. Prescribed value for new residential development declined 15%.

New residential units in 2006 continue to be concentrated in the central and west areas of the City. The highest number of residential units were in the City Centre (1,043) and Churchill Meadows (1,001).

Development in City Centre and Churchill Meadows represent two-thirds (one third each) of the development in Mississauga in 2006. Residential development in Hurontario and Cooksville ranked third and fourth respectively in 2006 replacing Meadowvale Village and Lisgar.

Development in City Centre is largely high density which Mississauga can anticipate will continue in the future whereas Churchill Meadows is among the last of Mississauga's greenfield development.



New Residential Units By Planning District, Based on Building Permits Issued in 2006

Planning District	Single Detached	Semi-detached	Townhouse	Apartment	Total
Applewood	0	0	0	0	0
Central Erin Mills	0	0	0	0	0
Churchill Meadows	411	198	392	0	1,001
City Centre	0	0	0	1,043	1,043
Clarkson-Lorne Park	32	0	0	0	32
Cooksville	9	0	264	0	273
Creditview	0	0	0	0	0
Dixie	0	0	0	0	0
East Credit	8	0	84	0	92
Erin Mills	2	0	23	0	25
Erindale	10	0	0	0	10
Fairview	4	0	0	0	4
Hurontario	214	44	0	236	494
Lakeview	12	6	30	0	48
Lisgar	0	0	0	0	0
Malton	9	0	5	0	14
Meadowvale	0	0	0	0	0
Meadowvale Village	23	0	0	0	23
Mineola	30	0	0	0	30
Mississauga Valleys	0	0	0	0	0
Port Credit	5	0	0	15	20
Rathwood	16	0	0	0	16
Sheridan	2	0	0	0	2
Streetsville	10	0	12	12	34
City Total	797	248	810	1,306	3,161
% of Total	25%	8%	26%	41%	100%

Prescribed Value for New Residential Development (in thousands)	\$519,067
Prescribed Value for Other Residential Development (in thousands) (e.g., renovations, new garages and carports)	\$33,765
Total Prescribed Value for all Residential Development (in thousands) (ie., new and other residential construction)	\$552,832

NON-RESIDENTIAL

For non-residential construction, data summaries are provided by commercial, industrial and public development categorized as follows:

- commercial development includes retail and office development;
- industrial development includes manufacturing, warehousing, logistics and multi-unit industrial buildings; and,
- public development includes, but is not limited to, 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 2006, a total of 1,233 building permits were issued for non-residential development¹ with a total prescribed value of \$490 million. Year-over-year both prescribed value and total non-residential permits increased. Prescribed value increased by 9% and the total number of non-residential permits increased by 7%.

New Non-Residential Development

There were 84 permits for new non-residential construction in 2006, an increase from the 68 permits in 2005. The total prescribed value of permits issued for new non-residential development increased by 21%

Prescribed value of new non-residential construction projects in 2006 was \$297 million.

Prescribed value is broken down by:

- industrial development (45%);
- commercial development (42%); and,
- public development (13%).

The value of new residential permits represents 61% of the total value of non-residential construction.

Speculative development, for lease or sale, is very prominent among non-residential development in 2006. Five of the top ten non-residential projects are speculative office buildings. An additional three projects are speculative industrial developments.

¹ See note on Page 7.

Prescribed Value and Number of Permits, New Development and Changes to Existing Non-Residential Development Building Permits Issued in 2006						
	Prescribed Value \$ (000s)			Permits #		
	New	Existing	Total	New	Existing	Total
Commercial	\$125,029	\$54,102	\$179,131	33	611	644
Industrial	\$133,500	\$111,194	\$244,694	36	464	500
Public	\$38,305	\$28,252	\$66,557	15	74	89
Total	\$296,834	\$193,548	\$490,382	84	1,149	1,233

Just under three-quarters of the prescribed value of new industrial building permits were issued in Northeast and Gateway. This has declined since 2005 where the proportion of prescribed value in these districts was just under 90%. New industrial development represents the largest portion of prescribed value of the three types of new non-residential development and has been so for the third year in a row.

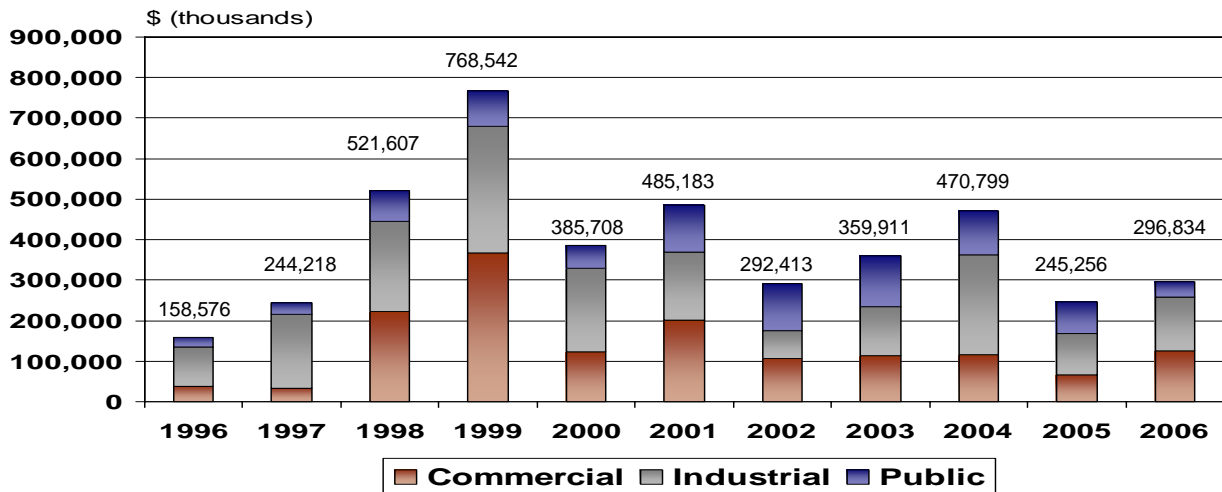
Speculative office development dominates the top ten list of commercial projects in terms of prescribed value. New office buildings range from \$5 to \$20 million in prescribed value. Gateway has the largest share of new commercial projects, with 45% of the prescribed value of new commercial projects in 2006.

There are a variety of new public development projects across the City. Among the larger projects are a new residence building on the U of T Mississauga campus, schools, churches, mosques and several buildings that make up the Clarkson Waste Water Treatment Plant.

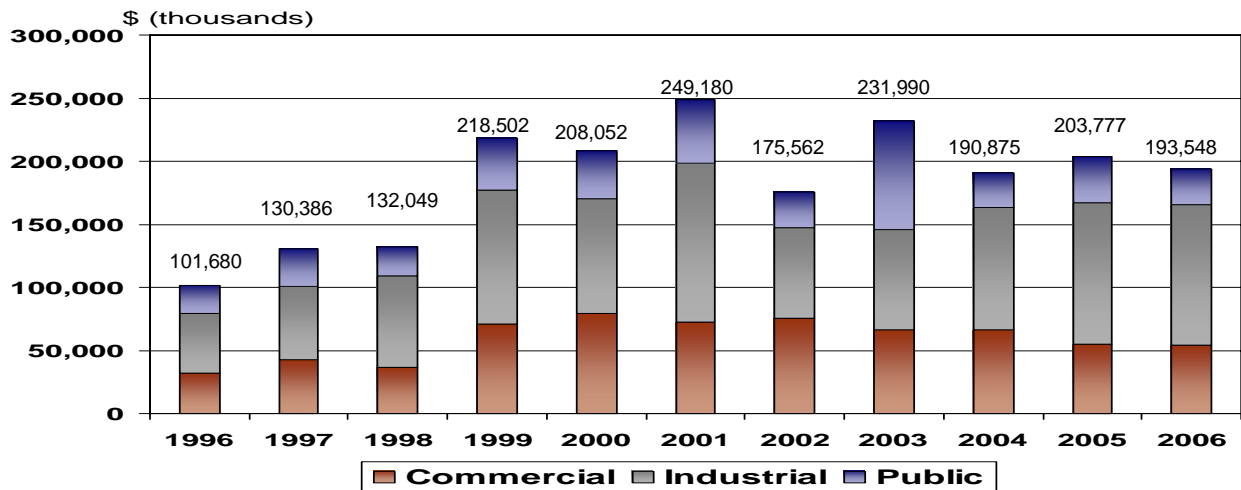
Changes to Existing Development

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.

New Non-Residential Development Prescribed Value (\$) by Type of Building, Based on Building Permits Issued from 1996 to 2006



Changes to Existing Non-Residential Development Prescribed Value (\$) by Type of Building, Based on Building Permits Issued from 1996 to 2006



Permits issued for changes to existing development in 2006 reached \$194 million, which represents 39% of the total prescribed value for all non-residential permits issued during the year. Prescribed value is broken down by:

- industrial development (57%);
- commercial development (28%); and,
- public development. (15%).

Total prescribed value for changes to existing development for 2006 declined a marginal 5% from prescribed value for existing development in 2005. Industrial changes comprise six of the top ten changes.

Excel Logistics, Maple Leaf Consumer Foods, Nealanders International and Canam Steel Works are among the companies undertaking interior alterations and additions.

In relation to commercial development, Square One continues its reinvestment with combined prescribed value of building permits reaching \$4.8 million. Alterations and additions to offices also feature among commercial alterations. Public alterations to existing development is spread across the City with the most prominent being additions to a church in Fairview and a long term care facility in Clarkson-Lorne Park.

**2006 Non-Residential Building Permits by Planning District
Prescribed Value (\$) and Number of Permits of New Development and Changes to Existing Development
(value in thousands)**

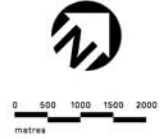
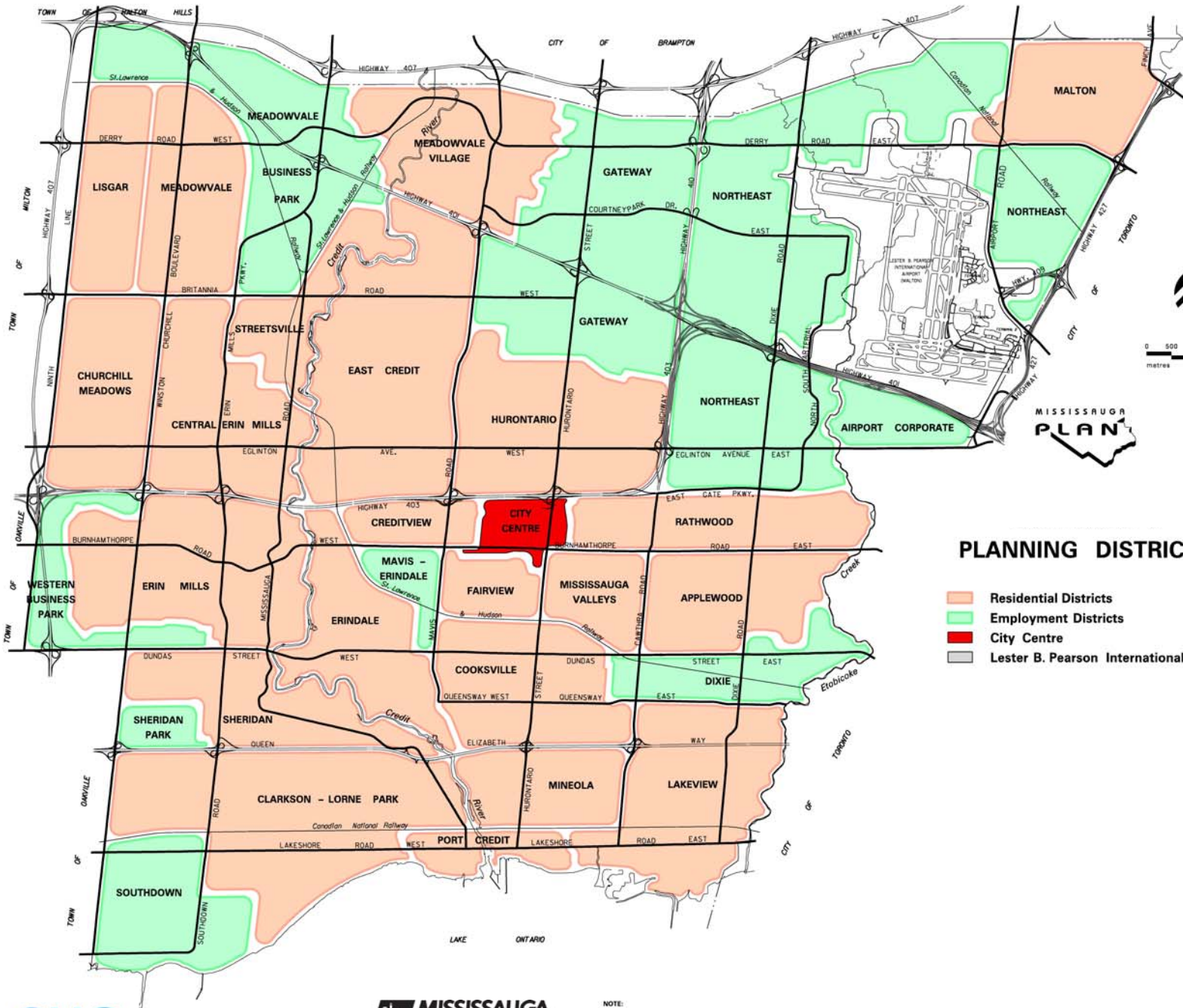
Planning District	Commercial			Industrial			Public			Total		
	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)
Airport Corporate	22,263 (2)	1,421 (28)	23,684 (30)	3,233 (1)	4,299 (34)	7,532 (35)	0	0	0	25,496 (3)	5,720 (62)	31,216 (65)
Applewood	851 (2)	770 (12)	1,621 (14)	0	0	0	0	3,026 (5)	3,026 (5)	851 (2)	3,796 (17)	4,647 (19)
Central Erin Mills	982 (2)	1,513 (33)	2,495 (35)	0	0	0	1,140 (1)	4,550 (13)	5,690 (14)	2,122 (3)	6,063 (46)	8,185 (49)
Churchill Meadows	646 (1)	509 (14)	1,155 (15)	0	0	0	8,876 (2)	3 (1)	8,879 (3)	9,522 (3)	512 (15)	10,034 (18)
City Centre	0	16,835 (115)	16,835 (115)	0	0	0	0	300 (2)	300 (2)	0	17,135 (117)	17,135 (117)
Clarkson-Lorne Park	0	572 (15)	572 (15)	0	117 (2)	117 (2)	0	4,408 (7)	4,408 (7)	0	5,097 (24)	5,097 (24)
Cooksville	432 (1)	1,983 (32)	2,415 (33)	0	0	0	0	978 (6)	978 (6)	432 (1)	2,961 (38)	3,393 (39)
Creditview	0	42 (2)	42 (2)	0	0	0	0	0	0	0	42 (2)	42 (2)
Dixie	0	2,478 (14)	2,478 (14)	750 (1)	1,714 (21)	2,464 (22)	0	616 (1)	616 (1)	750 (1)	4,808 (36)	5,558 (37)
East Credit	14,317 (3)	2,432 (48)	16,749 (51)	0	15 (1)	15 (1)	1,142 (1)	10 (1)	1,152 (2)	15,459 (4)	2,457 (50)	17,916 (54)
Erindale	141 (1)	314 (6)	455 (7)	0	0	0	0	54 (2)	54 (2)	141 (1)	368 (8)	509 (9)
Erin Mills	0	510 (8)	510 (8)	0	0	0	11,761 (1)	1,535 (2)	13,296 (3)	11,761 (1)	2,045 (10)	13,806 (11)
Fairview	0	1,300 (5)	1,300 (5)	0	0	0	0	5,572 (2)	5,572 (2)	0	6,872 (7)	6,872 (7)
Gateway	56,718 (7)	6,383 (33)	63,101 (40)	39,754 (8)	39,986 (86)	79,740 (94)	0	120 (3)	120 (3)	96,472 (15)	46,489 (122)	142,961 (137)
Hurontario	0	1,990 (24)	1,990 (24)	0	0	0	0	304 (3)	304 (3)	0	2,294 (27)	2,294 (27)
Lakeview	0	1,190 (12)	1,190 (12)	0	175 (2)	175 (2)	70 (2)	110 (2)	180 (4)	70 (2)	1,475 (16)	1,545 (18)
Lisgar	0	541 (15)	541 (15)	0	0	0	0	135 (1)	135 (1)	0	676 (16)	676 (16)
Malton	0	623 (12)	623 (12)	0	0	0	1,967 (1)	0	1,967 (1)	1,967 (1)	623 (12)	2,590 (13)

Planning District	Commercial			Industrial			Public			Total		
	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)
Mavis-Erindale	0	652 (13)	652 (13)	0	1,363 (14)	1,363 (14)	0	222 (1)	222 (1)	0	2,237 (28)	2,237 (28)
Meadowvale Residential	0	593 (13)	593 (13)	0	0	0	0	123 (2)	123 (2)	0	716 (15)	716 (15)
Meadowvale Business Pk	22,443 (6)	2,280 (42)	24,723 (48)	10,680 (5)	25,990 (79)	36,670 (84)	0	0	0	33,123 (11)	28,270 (121)	61,393 (132)
Meadowvale Village	494 (1)	0	494 (1)	0	0	0	8,399 (2)	3,216 (4)	11,615 (6)	8,893 (3)	3,216 (4)	12,109 (7)
Mineola	494 (1)	98 (2)	592 (3)	0	0	0	0	53 (3)	53 (3)	494 (1)	151 (5)	645 (6)
Mississauga Valleys	0	360 (6)	360 (6)	0	0	0	0	0	0	0	360 (6)	360 (6)
Northeast	2,807 (4)	5,671 (51)	8,478 (55)	56,766 (14)	27,629 (137)	84,395 (151)	63 (1)	153 (4)	216 (5)	59,636 (19)	33,453 (192)	93,089 (211)
Port Credit	0	738 (14)	738 (14)	0	119 (1)	119 (1)	0	10 (1)	10 (1)	0	867 (16)	867 (16)
Rathwood	0	355 (6)	355 (6)	0	0	0	0	20 (1)	20 (1)	0	375 (7)	375 (7)
Sheridan Residential	0	954 (14)	954 (14)	0	0	0	0	85 (1)	85 (1)	0	1,039 (15)	1,039 (15)
Sheridan Park	0	130 (4)	130 (4)	0	186 (5)	186 (5)	0	0	0	0	316 (9)	316 (9)
Southdown	0	150 (5)	150 (5)	0	3,675 (15)	3,675 (15)	4,887 (4)	0	4,887 (4)	4,887 (4)	3,825 (20)	8,712 (24)
Streetsville	25 (1)	386 (7)	411 (8)	0	0	0	0	2,451 (5)	2,451 (5)	25 (1)	2,837 (12)	2,862 (13)
Western Business Pk	2,416 (1)	329 (6)	2,745 (7)	22,317 (7)	5,926 (67)	28,243 (74)	0	198 (1)	198 (1)	24,733 (8)	6,453 (74)	31,186 (82)
Total	125,029 (33)	54,102 (611)	179,131 (644)	133,500 (36)	111,194 (464)	244,694 (500)	38,305 (15)	28,252 (74)	66,557 (89)	296,834 (84)	193,548 (1,149)	490,382 (1,233)

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.

Prescribed Value for Non-Residential Construction (in thousands) (New and Changes to Existing)	\$490,382
Prescribed Value for Other Non-Residential Construction (in thousands) (e.g., billboard sign, fascia sign, electromag lock device, tents, etc.)	\$9,546
Total Prescribed Value for all Non-Residential Construction (in thousands) (ie., new non-residential construction and changes to existing structures)	\$499,928

Note: The non-residential construction totals, as calculated in this report, reflects new construction and changes to existing development construction. Additional prescribed value for building permits, which accounts for \$9.5 million in prescribed value include signs, temporary structures such as tents etc., is not reported in this newsletter.



PLANNING DISTRICTS

- Residential Districts
- Employment Districts
- City Centre
- Lester B. Pearson International Airport