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DATE: May 6, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 26, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **2007 Building Permit Report**

RECOMMENDATION: That the report titled *2007 Building Permit Report*, dated May 6, 2008 from the Commissioner of Planning and Building, be received for information.

BACKGROUND: Attached, under separate cover, is the *2007 Building Permit Report* newsletter. The newsletter reports on building permits issued in 2007 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 website.

COMMENTS:

Highlights from the newsletter are as follows:

- The total prescribed value for building permits for all construction in 2007 reached \$1.2 billion.
- Building permits have exceeded the billion dollar mark in Mississauga for 11 consecutive years. Combined, this represents over \$15 billion dollars.
- Total prescribed valued increased by 14% from 2006 to 2007. This is mainly a result of increased new residential development.

Residential

- The total prescribed value for all residential construction in 2007 was \$682 million.
- In 2007, building permits were issued for 3,391 residential units. Of these, 41% were for apartment units (1,406), 35% for detached units (1,199), 15% for semi-detached units (524) and 8% for townhouse units (262).
- New units constructed increased by 7% between 2006 and 2007 (3,391 from 3,161 units). Prescribed value for new residential development increased by 24%.
- New residential units in 2007 were highest in the Churchill Meadows Planning District (1,085 units). This represents approximately one-third of new residential development in the City. Central Erin Mills Planning District had the second highest new residential development in the City (404 units). City Centre (367) and East Credit (346) ranked third and fourth, respectively.

Non-Residential

- In 2007, the prescribed value for non-residential building permits reached approximately \$508 million.
- Year-over-year both prescribed value and total non-residential permits increased. Prescribed value increased by 4% and the total number of non-residential permits increased by 5%.
- Fifty-three percent of prescribed value for non-residential development was for new construction and 47% was for changes to existing development. This is a change from 2006 where 61% of prescribed value was for new construction and 39% was for changes to existing development¹.
- Sixty-six building permits were issued for new non-residential construction projects. These permits had a total prescribed value of \$267 million.
- Forty-one percent of prescribed value for new non-residential construction was for industrial development, 35% was for commercial (office and retail) development and 24% was for public development².
- The prescribed value of permits issued for changes to existing development was \$241 million in 2007.
- In 2007, of the prescribed value of permits issued for changes to existing construction, 39% was for industrial development, 31% was for commercial development and 30% was for public development.
- Total prescribed value for changes to existing development for 2007 increased by 25% from prescribed value for existing development in 2006.

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.

FINANCIAL IMPACT: Not applicable

CONCLUSION: The *2007 Building Permit Report* is a newsletter that summarizes buildings permits issued in 2007. 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: *2007 Building Permit Report Newsletter*

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Shahada Khan, Policy Planner

2007 Building Permit Report

Planning and Building Department, City of Mississauga

May 2008

This newsletter reports on building permits issued in 2007 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 2007 was \$1.2 billion. Building permits have exceeded the billion dollar mark in Mississauga for 11 consecutive years, totalling over \$15 billion.

The total prescribed value in 2007 for building permits reported on in this newsletter is \$1.152 billion.¹ The prescribed value for new residential development was higher than non-residential development in 2007. Residential development makes up 56% of total prescribed value, while non-residential including both new construction and changes to existing development makes up 44%.

¹ Other building permits not reported on, including temporary structures, signs and sprinklers, account for \$47 million in prescribed value.

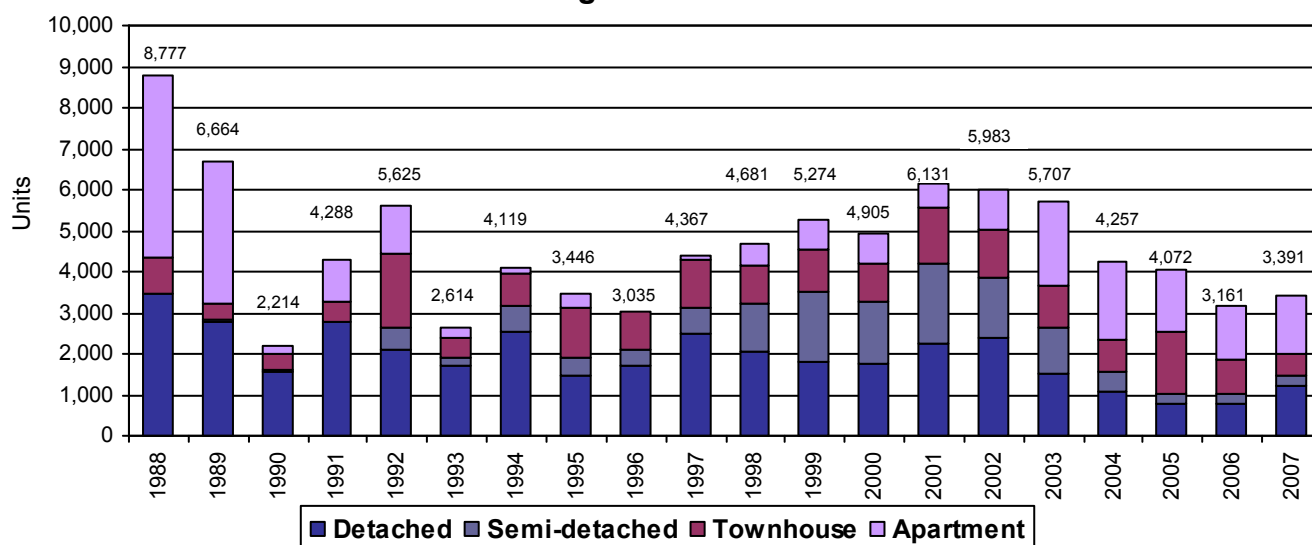


The new Sports Complex at the Hershey Centre.

The proportion of residential and non-residential prescribed value shifts from year to year. In 2006, prescribed value for non-residential development was 49%, while prescribed value for residential development was 51%. The shift illustrates a strong residential development market in 2007.

Total prescribed value increased by 14% from 2006 to 2007. This is mainly a result of increased new residential development.

**New Residential Units by Type,
Based on Building Permits Issued from 1988 to 2007**



RESIDENTIAL

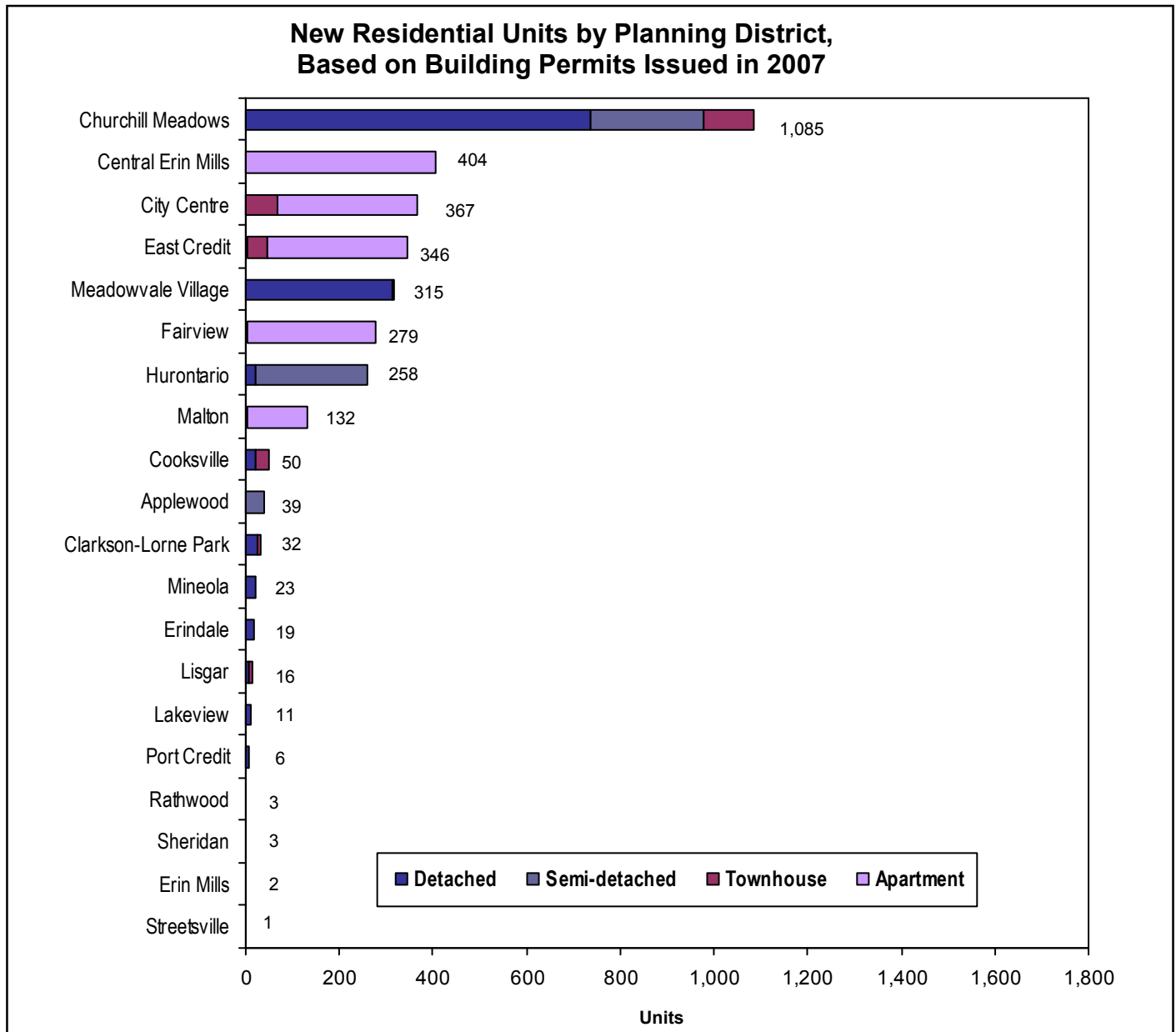
For new residential construction in 2007, data summaries are provided by type of residential unit. In 2007, building permits were issued for 3,391 residential units. Of these, 41% were for apartment units, 35% for detached units, 15% for semi-detached units and 8% for townhouse units.

New residential development increased in 2007, following a steady decline in single detached housing over the prior five years, as Mississauga is approaching the end of its greenfield development. There were a total of 3,391 units developed in 2007 from 3,161 in 2006, an increase of 7%. Prescribed

value for new residential development increased by 24%.

New residential units in 2007 were highest in the Churchill Meadows Planning District (1,085 units). This represents approximately one-third of new residential development in the City. Churchill Meadows is among the last of Mississauga's greenfield development.

Central Erin Mills Planning District had the second highest new residential development in the City (404 units). Almost all were apartment units (403 units).



New Residential Units By Planning District, Based on Building Permits Issued in 2007

Planning District	Single Detached	Semi-detached	Townhouse	Apartment	Total
Applewood	1	38	0	0	39
Central Erin Mills	1	0	0	403	404
Churchill Meadows	736	244	105	0	1,085
City Centre	0	0	69	298	367
Clarkson-Lorne Park	26	0	6	0	32
Cooksville	20	0	30	0	50
Creditview	0	0	0	0	0
Dixie	0	0	0	0	0
East Credit	4	0	42	300	346
Erin Mills	2	0	0	0	2
Erindale	19	0	0	0	19
Fairview	3	0	0	276	279
Hurontario	20	238	0	0	258
Lakeview	9	2	0	0	11
Lisgar	6	0	10	0	16
Malton	3	0	0	129	132
Meadowvale	0	0	0	0	0
Meadowvale Village	313	2	0	0	315
Mineola	23	0	0	0	23
Mississauga Valleys	0	0	0	0	0
Port Credit	6	0	0	0	6
Rathwood	3	0	0	0	3
Sheridan	3	0	0	0	3
Streetsville	1	0	0	0	1
City Total	1,199	524	262	1,406	3,391
% of Total	35%	15%	8%	41%	100%

Prescribed Value for New Residential Development (in thousands)	\$644,415
Prescribed Value for Other Residential Development (in thousands) (e.g., renovations, new garages and carports)	\$37,323
Total Prescribed Value for all Residential Development (in thousands) (ie., new and other residential construction)	\$681,738

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 2007, a total of 1,297 building permits were issued for non-residential development¹ with a total prescribed value of \$508 million. Year-over-year both prescribed value and total non-residential permits increased. Prescribed value increased by 4% and the total number of non-residential permits increased by 5%.

New Non-Residential Development

There were 66 permits for new non-residential construction in 2007, a decrease from the 84 permits in 2006. The total prescribed value of permits issued for new non-residential development decreased by 10%.

Prescribed value of new non-residential construction projects in 2007 was \$267 million. Prescribed value is broken down by:

- industrial development (41%);
- commercial development (35%); and,
- public development (24%).

The value of new residential permits represents 53% of the total value of non-residential construction.

Nine of the top-ten non-residential developments represents new developments which range in uses; including public uses (sports complex, health centre, school, church), office buildings, a hotel, and an industrial speculative development.

Prescribed Value and Number of Permits, New Development and Changes to Existing Non-Residential Development Building Permits Issued in 2007

	Prescribed Value \$ (000s)			Permits #		
	New	Existing	Total	New	Existing	Total
Commercial	\$93,752	\$74,981	\$168,733	19	682	701
Industrial	\$110,113	\$93,391	\$203,504	37	460	497
Public	\$63,110	\$72,593	\$135,703	10	89	99
Total	\$266,975	\$240,965	\$507,940	66	1,231	1,297

Almost two-thirds of the total new non-residential development occurred in the Gateway and Northeast Planning Districts. 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 fourth year in a row.

The majority of top-ten commercial developments in 2007 were office developments. This includes speculative office developments, and offices built by Research in Motion in the Northeast District, the Trillium Health Centre in Cooksville and Petro Canada in Sheridan Park. A fifteen-storey hotel development, located in the Northeast District, has the highest commercial prescribed value of almost \$21 million (Hilton Garden Inn).

The highest reported prescribed value for new non-residential development in 2007 was the Hershey Centre Sports Complex at over \$25 million. Other new non-residential public developments included: a church in the Northeast district and two new schools in Churchill Meadows. New non-residential public development increased by 65% from 2006.

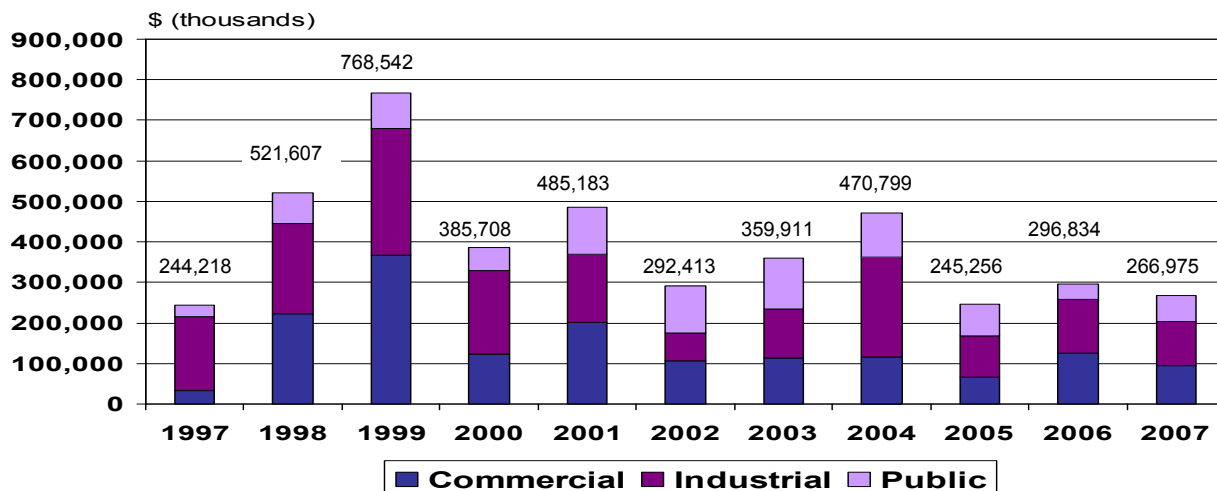
Changes to Existing Development

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.

¹ See note on Page 7.

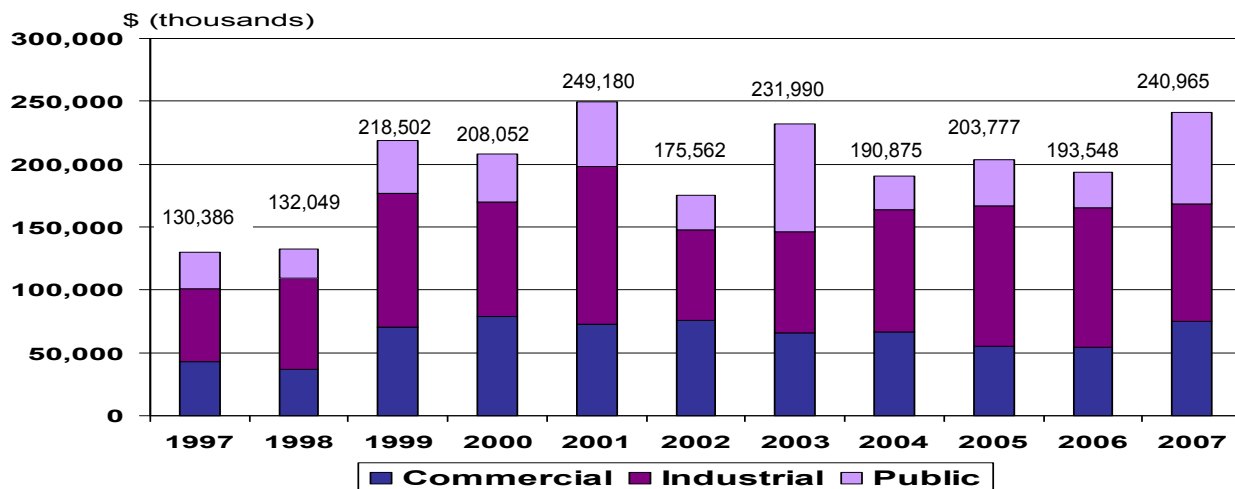
New Non-Residential Development

Prescribed Value (\$) by Type of Building, Based on
Building Permits Issued from 1997 to 2007



Changes to Existing Non-Residential Development

Prescribed Value (\$) by Type of Building, Based on
Building Permits Issued from 1997 to 2007



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.

Permits issued for changes to existing development in 2007 reached \$241 million, which represents 47% of the total prescribed value for all non-residential permits issued during the year. Prescribed value is broken down by:

- industrial development (39%);
- commercial development (31%); and,
- public development. (30%).

Total prescribed value for changes to existing development for 2007 increased by 25% from prescribed value for existing development in 2006.

Changes and additions to public uses increased substantially in 2007, from \$28 million in 2006 to \$73 million. An addition and alteration of the west wing of the Trillium Health Centre was the highest value at \$28 million.

2007 Non-Residential Building Permits by Planning District

Prescribed Value (\$) and Number of Permits of New Development and Changes to Existing Development

Planning District	Commercial			Industrial			Public			Total		
	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)
Airport Corporate	0	5,120 (44)	5,120 (44)	0	3,239 (43)	3,239 (43)	0	0	0	0	8,359 (87)	8,359 (87)
Applewood	0	4,654 (14)	4,654 (14)	0	0	0	0	72 (4)	72 (4)	0	4,726 (18)	4,726 (18)
Central Erin Mills	0	1,551 (36)	1,551 (36)	0	0	0	0	5,086 (13)	5,086 (13)	0	6,637 (49)	6,637 (49)
Churchill Meadows	0	67 (2)	67 (2)	0	0	0	16,642 (2)	623 (1)	17,265 (3)	16,642 (2)	690 (3)	17,332 (5)
City Centre	0	8,691 (109)	8,691 (109)	0	0	0	0	17 (2)	17 (2)	0	8,708 (111)	8,708 (111)
Clarkson-Lorne Park	0	435 (8)	435 (8)	0	523 (5)	523 (5)	0	1,115 (5)	1,115 (5)	0	2,073 (18)	2,073 (18)
Cooksville	13,651 (1)	2,569 (32)	16,220 (33)	0	0	0	0	33,377 (8)	33,377 (8)	13,651 (1)	35,946 (40)	49,597 (41)
Creditview	0	99 (3)	99 (3)	0	0	0	0	0	0	0	99 (3)	99 (3)
Dixie	0	2,307 (18)	2,307 (18)	13,173 (10)	3,801 (17)	16,974 (27)	0	15 (1)	15 (1)	13,173 (10)	6,123 (36)	19,296 (46)
East Credit	0	2,085 (35)	2,085 (35)	9,181 (2)	110 (2)	9,291 (4)	0	8,139 (5)	8,139 (5)	9,181 (2)	10,334 (42)	19,515 (44)
Erindale	0	186 (4)	186 (4)	0	0	0	0	44 (2)	44 (2)	0	230 (6)	230 (6)
Erin Mills	0	317 (9)	317 (9)	0	0	0	0	3,273 (12)	3,273 (12)	0	3,590 (21)	3,590 (21)
Fairview	0	338 (4)	338 (4)	0	130 (4)	130 (4)	0	1,602 (1)	1,602 (1)	0	2,070 (9)	2,070 (9)
Gateway	14,607 (6)	14,115 (84)	28,722 (90)	57,000 (10)	31,924 (82)	88,924 (92)	25,416 (1)	41 (1)	25,457 (2)	97,023 (17)	46,080 (167)	143,103 (184)
Hurontario	0	3,169 (23)	3,169 (23)	0	0	0	0	6,416 (4)	6,416 (4)	0	9,585 (27)	9,585 (27)
Lakeview	0	647 (16)	647 (16)	0	2,117 (10)	2,117 (10)	0	53 (3)	53 (3)	0	2,817 (29)	2,817 (29)
Lisgar	1,734 (1)	750 (11)	2,484 (12)	0	0	0	0	1,554 (2)	1,554 (2)	1,734 (1)	2,304 (13)	4,038 (14)
Malton	0	322 (8)	322 (8)	0	0	0	0	2,313 (2)	2,313 (2)	0	2,635 (10)	2,635 (10)

Planning District	Commercial			Industrial			Public			Total		
	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)
Mavis-Erindale	0	790 (13)	790 (13)	5,416 (2)	573 (10)	5,989 (12)	2,879 (1)	272 (5)	3,151 (6)	8,295 (3)	1,635 (28)	9,930 (31)
Meadowvale Residential	0	321 (14)	321 (14)	0	0	0	0	2,931 (5)	2,931 (5)	0	3,252 (19)	3,252 (19)
Meadowvale Business Pk	14,942 (5)	13,714 (60)	28,656 (65)	4,938 (2)	16,788 (87)	21,726 (89)	0	2,846 (1)	2,846 (1)	19,880 (7)	33,348 (148)	53,228 (155)
Meadowvale Village	0	44 (1)	44 (1)	0	0	0	0	45 (1)	45 (1)	0	89 (2)	89 (2)
Mineola	0	154 (4)	154 (4)	0	0	0	0	0	0	0	154 (4)	154 (4)
Mississauga Valleys	0	104 (4)	104 (4)	0	0	0	0	1,881 (3)	1,881 (3)	0	1,985 (7)	1,985 (7)
Northeast	37,808 (4)	6,550 (60)	44,358 (64)	17,503 (10)	27,076 (132)	44,579 (142)	16,524 (4)	106 (3)	16,630 (7)	71,835 (18)	33,732 (195)	105,567 (213)
Port Credit	0	665 (13)	665 (13)	0	0	0	0	0	0	0	665 (13)	665 (13)
Rathwood	0	637 (13)	637 (13)	0	0	0	704 (1)	105 (2)	809 (3)	704 (1)	742 (15)	1,446 (16)
Sheridan Residential	0	485 (12)	485 (12)	0	0	0	0	0	0	0	485 (12)	485 (12)
Sheridan Park	10,630 (1)	667 (6)	11,297 (7)	0	533 (7)	533 (7)	0	0	0	10,630 (1)	1,200 (13)	11,830 (14)
Southdown	380 (1)	186 (3)	566 (4)	0	560 (8)	560 (8)	0	0	0	380 (1)	746 (11)	1,126 (12)
Streetsville	0	231 (11)	231 (11)	0	15 (1)	15 (1)	945 (10)	667 (3)	1,612 (4)	945 (1)	913 (15)	1,858 (16)
Western Business Pk	0	3,011 (8)	3,011 (8)	2,902 (1)	6,002 (52)	8,904 (53)	0	0	0	2,902 (1)	9,013 (60)	11,915 (61)
Total	93,752 (19)	74,981 (682)	168,733 (701)	110,113 (37)	93,391 (460)	203,504 (497)	63,110 (10)	72,593 (89)	135,703 (99)	266,975 (66)	240,965 (1,231)	507,940 (1,297)

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)	\$507,940
Prescribed Value for Other Non-Residential Construction (in thousands) (e.g., billboard sign, fascia sign, electromag lock device, tents, etc.)	\$9,506
Total Prescribed Value for all Non-Residential Construction (in thousands) (ie., new non-residential construction and changes to existing structures)	\$517,446

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.

