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2005 Building Permit Report

Planning and Building Department, City of Mississauga

June 2006

This newsletter reports on building permits issued in 2005 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 2005 was \$1.105 billion. Mississauga has seen value from building permits issued exceed the billion dollar mark for nearly a decade.

The total prescribed value in 2005 for building permits reported on in this newsletter is \$1.061 billion.¹ Residential development is the more significant portion of prescribed value in 2005, representing 58% of this value, while non-residential development including both new construction and changes to existing development makes up 42%.

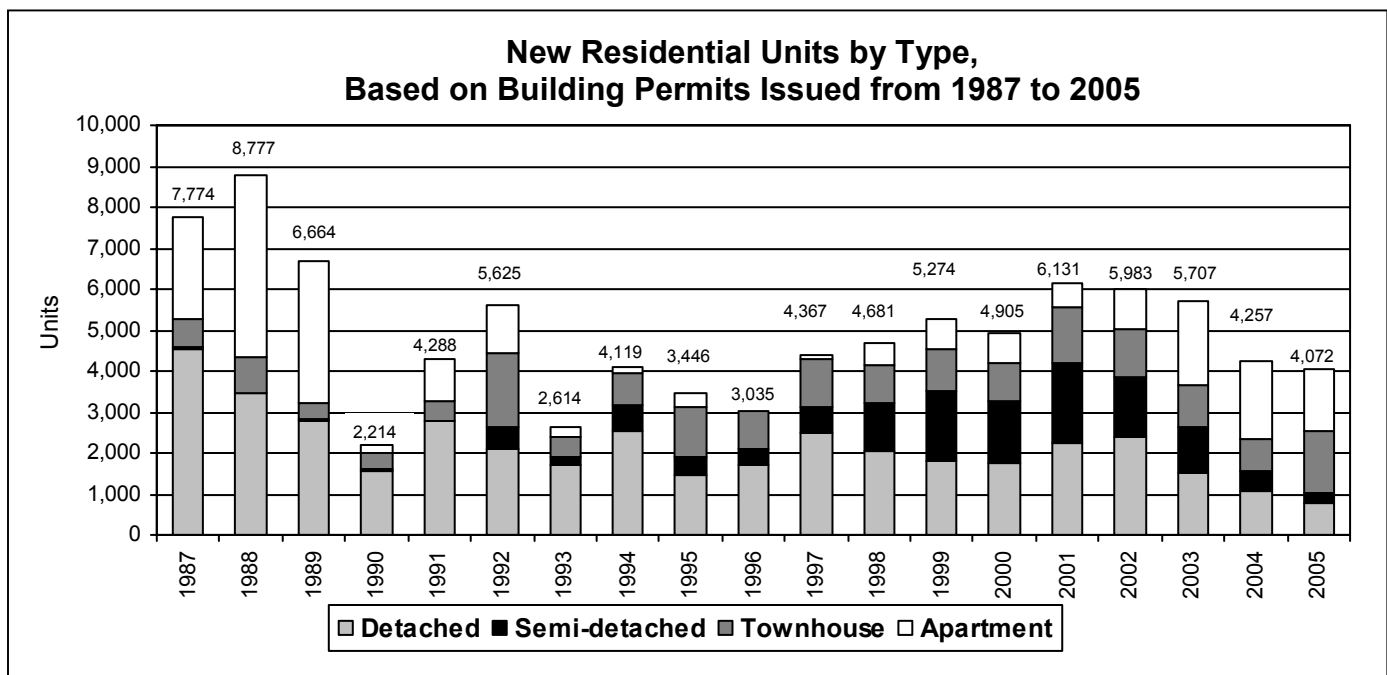


New storefronts and renovated interior at Square One

RESIDENTIAL

For new residential construction in 2005, data summaries are provided by type of residential unit. In 2005, building permits were issued for 4,072 residential units. Of these, 37% were for apartment units, 37% for townhouse units, 19% for detached units and 7% for semi-detached units.

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

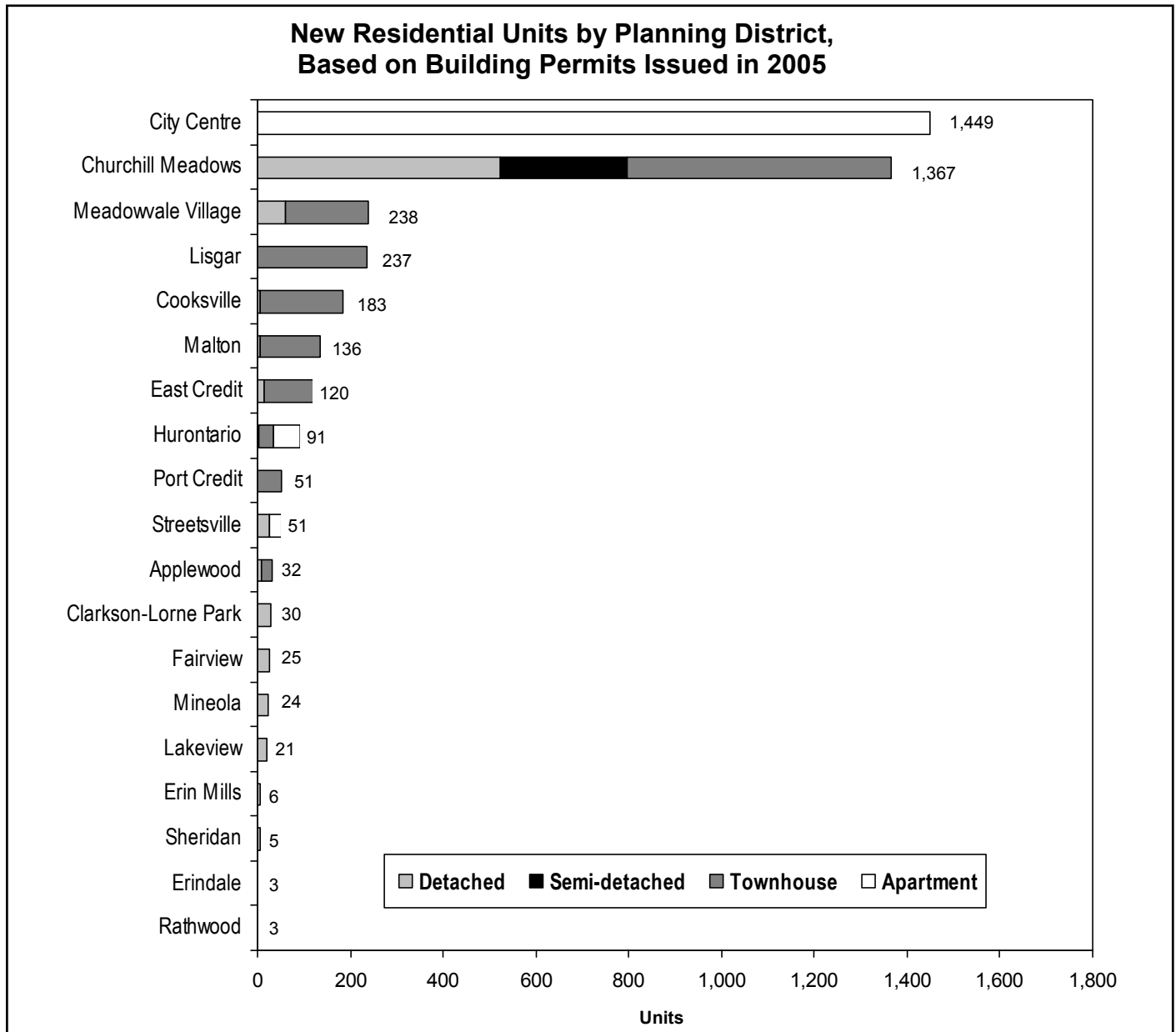


New units reached 4,072 in 2005, from 4,257 in 2004. There have been approximately 5,000 new units developed per year in Mississauga over the past twenty years. There was a decline in total units developed for each of the four principal housing types with the exception of townhouse units. The number of townhouses developed increased 95% from the previous year.

Year-over-year, prescribed value for new residential development declined 10%, despite the marginal reduction in total units issued building permits. This differential is likely the result of a greater proportion of reasonably valued units, such as townhouses, the totals for which building permits have been issued have nearly doubled from 2004 to 2005. Mississauga

encourages a range of housing options to meet the needs of a variety of household types. New residential units in 2005 continue to be concentrated in the central and west areas of the City. The highest number of residential units issued permits were in the City Centre (1,449) and Churchill Meadows (1,367) districts. These communities have had the largest share of new residential units for the last three years. Combined new units in these areas accounted for nearly 70% of total new residential units for which building permits have been issued in 2005.

Residential development in Meadowvale Village and Lisgar, ranked third and fourth respectively. These are districts completing their greenfield development. Residential units issued building permits outside of the above four districts mostly represent infill development or redevelopment.



New Residential Units By Planning District, Based on Building Permits Issued in 2005

Planning District	Single Detached	Semi-detached	Townhouse	Apartment	Total
Applewood	9	0	23	0	32
Central Erin Mills	0	0	0	0	0
Churchill Meadows	523	274	570	0	1,367
City Centre	0	0	0	1,449	1,449
Clarkson-Lorne Park	30	0	0	0	30
Cooksville	6	0	177	0	183
Creditview	0	0	0	0	0
Dixie	0	0	0	0	0
East Credit	15	0	105	0	120
Erin Mills	6	0	0	0	6
Erindale	3	0	0	0	3
Fairview	25	0	0	0	25
Hurontario	0	2	32	57	91
Lakeview	21	0	0	0	21
Lisgar	1	0	236	0	237
Malton	6	0	130	0	136
Meadowvale	0	0	0	0	0
Meadowvale Village	59	0	179	0	238
Mineola	24	0	0	0	24
Mississauga Valleys	0	0	0	0	0
Port Credit	1	0	50	0	51
Rathwood	3	0	0	0	3
Sheridan	5	0	0	0	5
Streetsville	27	0	0	24	51
City Total	764	276	1,502	1,530	4,072
% of Total	19%	7%	37%	37%	100%

Prescribed Value for New Residential Development (in thousands)	\$612,148
Prescribed Value for Other Residential Development (in thousands) (e.g., renovations, new garages and carports)	\$32,702
Total Prescribed Value for all Residential Development (in thousands) (ie., new and other residential construction)	\$644,850

NON-RESIDENTIAL

For non-residential construction, data summaries are provided by commercial, industrial and public development. The commercial category includes retail and office development; the industrial category includes manufacturing, warehousing, logistics and multi-unit industrial buildings; and the public category includes, among other buildings, 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 2005, a total of 1,149 building permits were issued for non-residential development, with a total prescribed value of \$449 million. This represents a decline from 2004 non-residential activity. Although total number of permits issued showed a marginal decline of 10%, prescribed value declined by 32%.

New Non-Residential Development

New non-residential construction declined to 68 permits issued in 2005, as opposed to 135 in 2004. The total prescribed value of permits issued for new non-residential buildings decreased by 48%, from \$471 million in 2004 to \$245 million in 2005.

New non-residential construction projects in 2005 represented a prescribed value of \$245 million or 55% of non-residential construction. Of these new permits, 41% of prescribed value was for industrial development, 32% was for public development, and 27% was for commercial development.

Among the larger industrial projects were several speculative industrial buildings which ranged in prescribed value from \$3 to \$29 million. Other industrial projects include industrial-office (\$9 million), warehouse-office (\$7 million and \$5 million) and manufacturing-warehouse (\$4 million) combinations. New industrial development illustrates the continued attractiveness of the City to manufacturing and industry, one of the economic drivers in the Greater Toronto Area.

Gateway had the largest share of industrial projects. The prescribed value for industrial projects in Gateway represented 66% of the total prescribed value for new industrial development in 2005.

Prescribed Value and Number of Permits, New Development and Changes to Existing Non-Residential Development Building Permits Issued in 2005						
	Prescribed Value \$ (000s)			Permits #		
	New	Existing	Total	New	Existing	Total
Commercial	\$65,514	\$55,005	\$120,519	30	563	593
Industrial	\$102,031	\$111,863	\$213,894	30	399	429
Public	\$77,711	\$36,909	\$114,620	8	119	127
Total	\$245,256	\$203,777	\$449,033	68	1,081	1,149

New public development is largely concentrated in the developing community of Churchill Meadows. This planning district had 83% of the new public development in 2005. This development included community amenities such as schools and a combination secondary school, library and community centre.

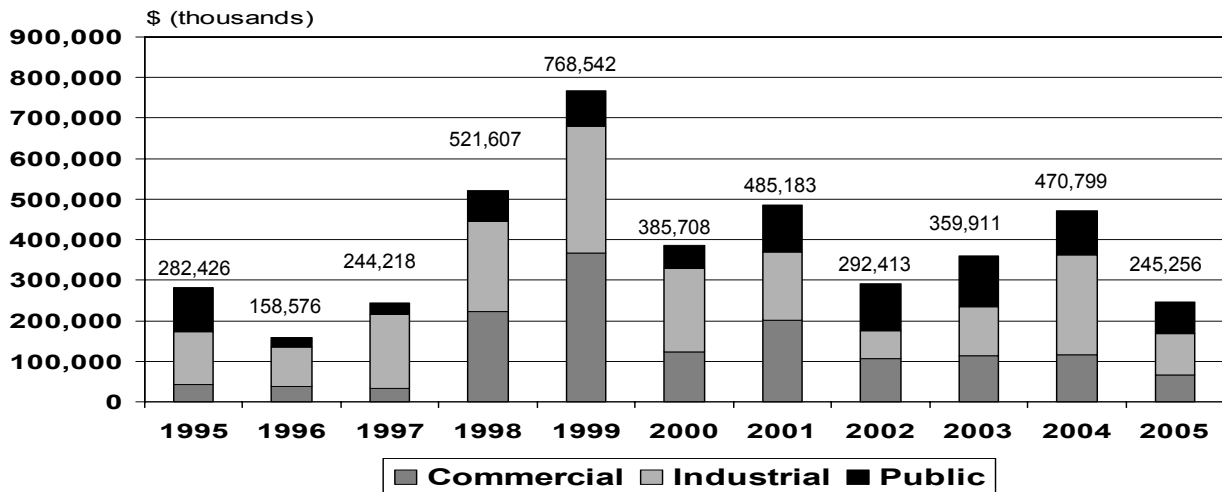
There are a variety of new commercial projects across the City. Among the larger projects are an office building, hotel, commercial fitness centre, banquet hall and supermarket. Meadowvale Business Park had the largest concentration of new commercial projects, with 38% of the prescribed value of new commercial projects in 2005.

Changes to Existing Development

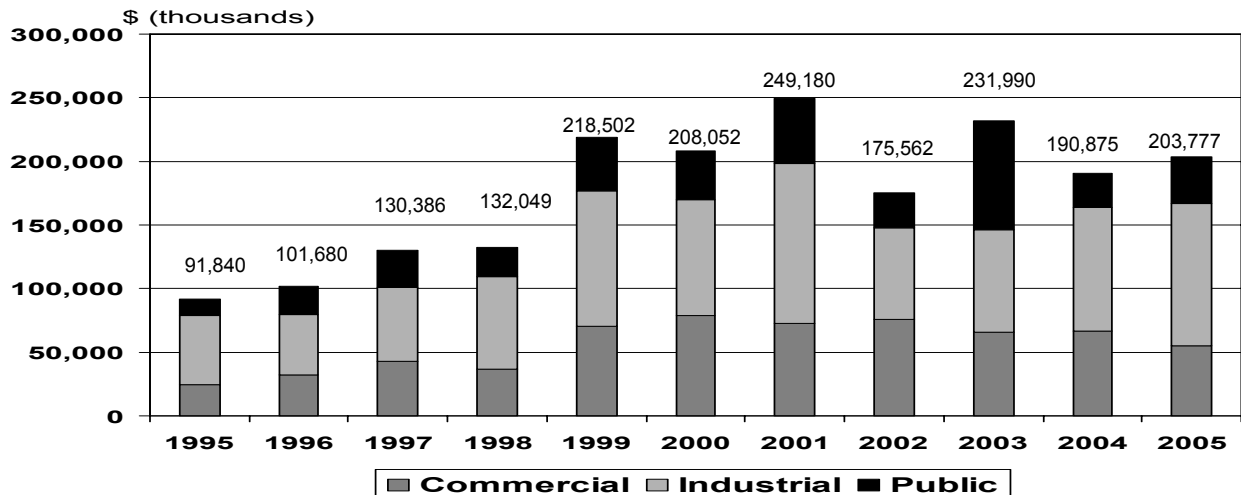
Building permits issued for changes to existing development include additions and alterations to existing buildings, revisions, mezzanines and 'other' permits. Revision permits include any significant change to a building that has been issued a permit such as increasing the floor area, mechanical changes 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.

Permits issued for changes to existing development in 2005 reached \$204 million, which represents 45% of the total prescribed value for all non-residential permits issued during the year. This is an increase of 7% from 2004.

New Non-Residential Development Prescribed Value (\$) by Type of Building, Based on Building Permits Issued from 1995 to 2005



Changes to Existing Non-Residential Development Prescribed Value (\$) by Type of Building, Based on Building Permits Issued from 1995 to 2005



Permits and prescribed value for changes to existing should increase over the long term as the building stock ages and business activities evolve. In 2005, of the prescribed value of permits issued for changes to existing construction, 55% was for industrial development, 27% was for commercial development and 18% was for public development.

Alterations and additions to industrial development are eight of the top ten changes to existing non-residential development ranked by prescribed value. Shopper's Drug Mart, Electrolux Group and Labatt Brewing are

some of the companies expanding operations. Among the changes to commercial development was a re-investment in Square One Shopping Centre. Combined, the prescribed value of the building permits in these alterations reached nearly \$5 million.

The top five permits, in terms of prescribed value, for changes to existing public development were schools such as Lisgar Middle School and Lancaster Public School. There was also one place of religious assembly, Mississauga Chinese Alliance Church, which rounded out the top five.

2005 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	0	2,135 (16)	2,135 (16)	968 (1)	2,594 (15)	3,562 (16)	0	0	0	968 (1)	4,729 (31)	5,697 (32)
Applewood	0	234 (8)	234 (8)	0	0	0	0	1,026 (7)	1,026 (7)	0	1,260 (15)	1,260 (15)
Central Erin Mills	2,584 (2)	2,293 (40)	4,877 (42)	0	0	0	0	1,886 (7)	1,886 (7)	2,584 (2)	4,179 (47)	6,763 (49)
Churchill Meadows	1,535 (3)	1,007 (18)	2,542 (21)	0	0	0	64,203 (3)	1,078 (2)	65,281 (5)	65,738 (6)	2,085 (20)	67,823 (26)
City Centre	0	8,643 (91)	8,643 (91)	0	0	0	0	198 (3)	198 (3)	0	8,841 (94)	8,841 (94)
Clarkson-Lorne Park	0	129 (5)	129 (5)	0	204 (3)	204 (3)	0	1,961 (14)	1,961 (14)	0	2,294 (22)	2,294 (22)
Cooksville	1,128 (1)	1,243 (43)	2,371 (44)	0	0	0	5,694 (1)	553 (10)	6,247 (11)	6,822 (2)	1,796 (53)	8,618 (55)
Creditview	0	346 (3)	346 (3)	0	0	0	0	0	0	0	346 (3)	346 (3)
Dixie	0	1,489 (16)	1,489 (16)	54 (1)	2,153 (16)	2,207 (17)	415 (1)	0	415 (1)	469 (2)	3,642 (32)	4,111 (34)
East Credit	8,000 (6)	2,431 (18)	10,431 (24)	0	5,500 (2)	5,500 (2)	0	43 (2)	43 (2)	8,000 (6)	7,974 (22)	15,974 (28)
Erindale	0	108 (4)	108 (4)	0	0	0	0	463 (7)	463 (7)	0	571 (11)	571 (11)
Erin Mills	0	461 (11)	461 (11)	0	0	0	0	1,891 (5)	1,891 (5)	0	2,352 (16)	2,352 (16)
Fairview	3,525 (1)	461 (10)	3,986 (11)	4,749 (1)	15 (1)	4,764 (2)	0	100 (4)	100 (4)	8,274 (2)	576 (15)	8,850 (17)
Gateway	12,600 (2)	9,681 (44)	22,281 (46)	67,065 (10)	41,016 (63)	108,081 (73)	0	2,888 (1)	2,888 (1)	79,665 (12)	53,585 (108)	133,250 (120)
Hurontario	0	589 (13)	589 (13)	0	0	0	0	2,800 (1)	2,800 (1)	0	3,389 (14)	3,389 (14)
Lakeview	0	379 (12)	379 (12)	0	1,057 (2)	1,057 (2)	3,644 (2)	877 (7)	4,521 (9)	3,644 (2)	2,313 (21)	5,957 (23)
Lisgar	0	1,077 (11)	1,077 (11)	0	0	0	0	6,324 (3)	6,324 (3)	0	7,401 (14)	7,401 (14)
Malton	820 (1)	137 (8)	957 (9)	0	0	0	0	4,630 (8)	4,630 (8)	820 (1)	4,767 (16)	5,587 (17)

Planning District	Commercial			Industrial			Public			Total		
	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)
Mavis-Erindale	297 (1)	664 (11)	961 (12)	833 (1)	1,198 (10)	2,031 (11)	0	1,510 (2)	1,510 (2)	1,130 (2)	3,372 (23)	4,502 (25)
Meadowvale Residential	4,116 (1)	370 (9)	4,486 (10)	0	0	0	0	86 (3)	86 (3)	4,116 (1)	456 (12)	4,572 (13)
Meadowvale Business Pk	25,191 (9)	4,787 (45)	29,978 (54)	0	22,043 (80)	22,043 (80)	3,755 (1)	2,452 (4)	6,207 (5)	28,946 (10)	29,282 (129)	58,228 (139)
Meadowvale Village	0	41 (1)	41 (1)	0	0	0	0	1,758 (3)	1,758 (3)	0	1,799 (4)	1,799 (4)
Mineola	0	67 (1)	67 (1)	0	0	0	0	1,944 (6)	1,944 (6)	0	2,011 (7)	2,011 (7)
Mississauga Valleys	0	197 (5)	197 (5)	0	0	0	0	44 (1)	44 (1)	0	241 (6)	241 (6)
Northeast	0	7,351 (40)	7,351 (40)	23,642 (12)	28,391 (132)	52,033 (144)	0	525 (5)	525 (5)	23,642 (12)	36,267 (177)	59,909 (189)
Port Credit	0	1,251 (27)	1,251 (27)	0	0	0	0	307 (5)	307 (5)	0	1,558 (32)	1,558 (32)
Rathwood	950 (1)	386 (13)	1,336 (14)	0	0	0	0	819 (2)	819 (2)	950 (1)	1,205 (15)	2,155 (16)
Sheridan Residential		1,441 (5)	1,441 (5)	0	0	0	0	726 (6)	726 (6)	0	2,167 (11)	2,167 (11)
Sheridan Park	4,444 (1)	398 (3)	4,842 (4)	0	945 (8)	945 (8)	0	0	0	4,444 (1)	1,343 (11)	5,787 (12)
Southdown	0	1,621 (7)	1,621 (7)	131 (2)	361 (11)	492 (13)	0	0	0	131 (2)	1,982 (18)	2,113 (20)
Streetsville	324 (1)	452 (10)	776 (11)	0	74 (4)	74 (4)	0	20 (1)	20 (1)	324 (1)	546 (15)	870 (16)
Western Business Pk	0	3,136 (15)	3,136 (15)	4,589 (2)	6,312 (52)	10,901 (54)	0	0	0	4,589 (2)	9,448 (67)	14,037 (69)
Total	65,514 (30)	55,005 (563)	120,519 (593)	102,031 (30)	111,863 (399)	213,894 (429)	77,711 (8)	36,909 (119)	114,620 (127)	245,256 (68)	203,777 (1,081)	449,033 (1,149)

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)	\$449,033
Prescribed Value for Other Non-Residential Construction (in thousands) (e.g., billboard sign, fascia sign, electromag lock device, tents, etc.)	\$10,906
Total Prescribed Value for all Non-Residential Construction (in thousands) (ie., new non-residential construction and changes to existing structures)	\$459,939

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 \$10.9 million in prescribed value include signs, temporary structures such as tents etc., is not reported in this newsletter.



Planning Districts

- RESIDENTIAL
- EMPLOYMENT
- CITY CENTRE
- AIRPORT

