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Mississauga Development Profile 2002

Planning and Building Department, City of Mississauga

March 2002

RESIDENTIAL DEVELOPMENT

INTRODUCTION

This newsletter reports on the existing and proposed housing in The City of Mississauga as of January 1, 2002. Data summaries are provided by housing type and Planning District and are divided into existing development and the development that is anticipated to occur on vacant lands. Residential development on vacant lands has been further divided into the following three categories: committed development; units subject to endorsed applications; or estimates of potential housing units on lands with residential designations.

Housing types are categorized as detached, semi-detached, townhouse dwellings and apartment units. The data in this report, with the exception of existing townhouse and apartment units, are based on housing unit estimates prepared for the 1995 Growth Forecasts and updated using building permits issued, City Plan designations, zoning, development applications, aerial photos and site checks. In the Winter of 2000 and Fall of 2001, extensive existing

land use checks were completed. This information was used to update The City of Mississauga Residential Multiple Unit Inventory. The existing townhouse and apartment data in this report are based on the updated Inventory.

It should be noted that all plexes are included in the apartment stock. Apartment units above commercial establishments and basement apartment units are not included. In addition, units that could result from the redevelopment or intensification of existing residential development have not been included.

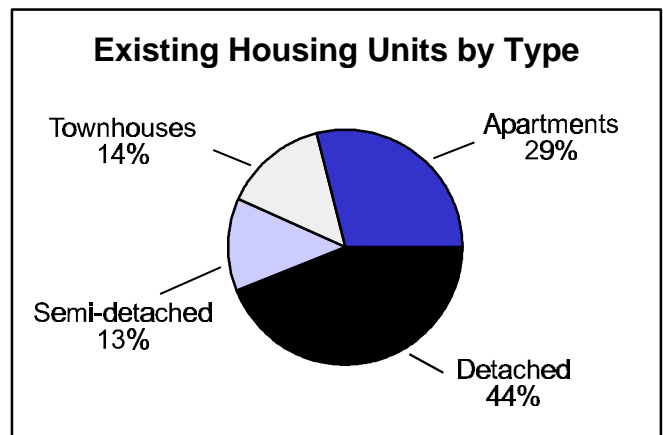
EXISTING DEVELOPMENT

Existing residential units are defined as housing units built, under construction or for which building permits have been issued as of December 31, 2001.

The existing housing stock consisted of 199,880 units with the following mix: 87,520 detached; 25,700 semi-detached; 28,930 townhouse dwellings; and 57,730 apartment units. Existing units represent 79% of the City's residential capacity, an increase of 3% over last year.



Townhouse development in the Churchill Meadows Planning District illustrating new urbanism concepts.



City Centre Assumptions

City Centre is a unique area from both a land use and a policy perspective. As such, special assumptions were made for this planning district.

The existing residential development information presented in this newsletter includes all existing development in City Centre. Residential development potential assumptions have been made for all vacant lands including sites with existing development where intensification could occur. Lands currently used for surface parking were considered for intensification. Assumptions for vacant lands and lands with intensification potential are based on the district policies adopted January 17, 2001. On land designated for mixed use development that do not have a height limit, it was assumed that new development would be ten storeys. Although appeals to the City Centre Zoning By-law (0005-2001) are not yet resolved, this document was used as an indicator of land use and height limitations in the transition areas, except for several parcels which were exempted from the new by-law because of their development application status.

Because lands designated for mixed use development would allow residential and/or office uses, as well as other uses such as cultural, community, hotel uses or accessory retail, different development scenarios were developed for these lands. The data in this newsletter presents the scenario of 50% residential development. Data for

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One of Mississauga's newest retirement communities, Sunrise Assisted Living, is located on Burnhamthorpe Road East in the Rathwood Planning District.

Long term care facilities and retirement homes have been classified "residential institutional" type housing and have not been included in the residential unit count of this newsletter. Approximately 2,950 beds/units are concentrated in Cooksville, Sheridan, Rathwood, Clarkson-Lorne Park and Central Erin Mills. Mississauga has experienced a surge of new long term care facilities and retirement homes offering 862 beds/units in six new developments, in the past several years.

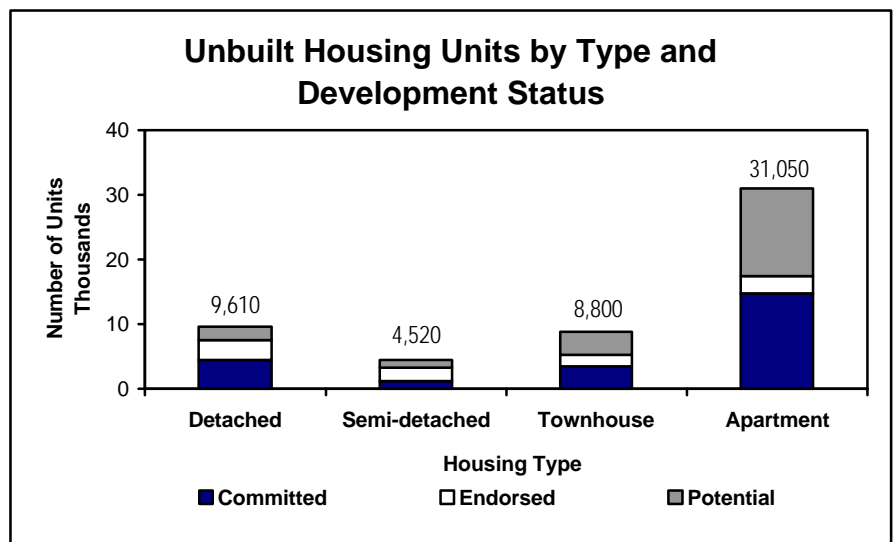
Mississauga's three trailer parks are included in the residential detached unit count of this newsletter. Applewood has the largest trailer park with 239 mobile

homes, Cooksville has 50 and Malton has 24 units, totalling 313 units for the City.

Over 50% of all Mississauga's existing residential units are located within seven planning districts; Cooksville with 16,440 units (8.2%) followed closely by Hurontario with 16,410 units (8.2%), Erin Mills with 14,750 units (7.4%), East Credit with 14,590 units (7.3%), Meadowvale with 13,660 units (6.8%), Applewood with 13,520 units (6.8%) and Clarkson-Lorne Park with 12,930 units (6.5%). Churchill Meadows and Meadowvale Village together have had an increase of 3,034 units, capturing 50% of all new housing units in 2001. Permits were issued for four apartment buildings in Hurontario, Lakeview, Applewood and Port Credit, totalling 564 units and 9% of new units.

COMMITTED DEVELOPMENT

Committed development refers to vacant lands that are designated and



zoned for residential uses and for which no building permit has been issued. In the case of freehold units (e.g. detached, semi-detached and street townhouses), plans of subdivision that have been registered are included.

The committed category is comprised of 24,010 residential units, or 9% of the City's residential capacity. Almost half of those committed units (11,700) are apartment units in the Cooksville, Central Erin Mills, Hurontario, East Credit and City Centre Planning Districts. Another 34% (8,130) of committed residential units consist of detached, semi-detached and townhouse units to be built in Meadowvale Village, East Credit, Lisgar and Churchill Meadows.

ENDORSED APPLICATIONS

Endorsed applications refers to vacant lands which are subject to a development proposal for which City Council has adopted a recommendation approving the application. While approved by City Council, these applications have not completed the development application process and may still be subject to appeal to the Ontario Municipal Board.

There are 9,580 units in this category, 4% of the City's residential capacity. Almost 80% of those units, similar to last year's figures, are in the northwest quadrant of the City, in the East Credit, Churchill Meadows, Hurontario, Meadowvale Village, Lisgar and Streetville Planning Districts. Approximately 54% of units associated with endorsed applications are detached and semi-detached, 19% are townhouses, and 27% are apartments.

POTENTIAL DEVELOPMENT

Potential development refers to vacant lands where the zoning does not conform to the City Plan residential designation and a development application, if submitted, has not been endorsed by City Council. The amount of development estimated to occur is based on what would be permitted by City Plan. Assumptions made for calculating potential development in City Centre are noted in the side bar on page 2.

This category represents the final 8% (20,390 units) of the City's residential capacity. Approximately 47% of the potential residential development comprises 9,460 apartment units, which could be added in the City Centre District.

Potential development in Churchill Meadows accounts for 30% of the units in this category. The 6,160 units in Churchill Meadows are made up of 37% townhouses, 26% detached, 23% apartment and 14% semi-detached dwellings.

Overall potential residential development includes 67% apartments, 17% townhouses, 16% detached and semi-detached units.

As of January 1, 2002 there were 54 applications for 13,054 residential units and 342 long term care beds/retirement units in process that were not endorsed by City Council. Of the 13,054 units proposed, apartments made up 69%, followed by 15% townhouses, 12% detached and 4% semi-detached dwellings. Approximately 37% of these units were part of residential applications in Churchill Meadows, followed by 14% in Cooksville and another 12% for units in Hurontario.

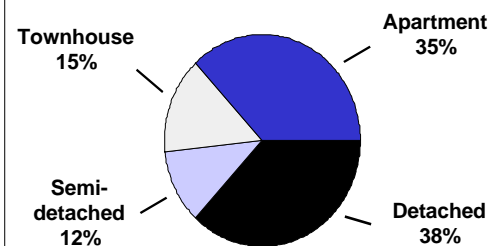
Mississauga Today and Tomorrow

Approximately 6,120 residential units received building permits in 2001, an increase of 26% over the 2000 figures. It is estimated that an additional 20,440 persons will be added to Mississauga's population from this growth. The City of Mississauga Growth Forecast, dated August 2001, projected Mississauga's total population as of January 1, 2002 to be 623,000 persons.

Based on existing land use designations and noted assumptions made for the City Centre Planning District, when the City is developed to full capacity, 38% of units will be detached, 12% will be semi-detached, 15% will be townhouses and 35% will be apartments, with a total of 253,860 residential units. Hurontario is expected to be the largest planning district with 22,190 units (9%) followed by East Credit with 20,440 units (8%) and Cooksville with 20,290 units (8%).

At capacity, the total population of Mississauga is expected to be in excess of 750,000 persons.

Capacity Housing Units by Type



(Continued from page 2)

City Centre regarding vacant land parcels and lands with intensification potential, are included as the potential development category.

Residential Development By Planning District Detached Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	3,330	30	30	0	3,390
Central Erin Mills	5,440	120	0	50	5,610
Churchill Meadows	1,740	550	630	1,600	4,520
City Centre	0	0	0	0	0
Clarkson-Lorne Park	6,760	140	200	0	7,100
Cooksville	3,630	0	10	0	3,640
Creditview	2,600	10	0	0	2,610
Dixie	40	0	0	0	40
East Credit	9,990	710	660	150	11,510
Erin Mills	7,080	40	20	0	7,140
Erindale	2,530	0	0	0	2,530
Fairview	1,760	40	0	0	1,800
Hurontario	7,050	20	650	0	7,720
Lakeview	4,860	0	0	10	4,870
Lisgar	4,850	780	320	60	6,010
Malton	3,340	0	0	0	3,340
Meadowvale	5,030	30	0	0	5,060
Meadowvale Village	2,620	1,980	560	170	5,330
Mineola	2,960	0	0	30	2,990
Mississauga Valleys	1,140	0	0	0	1,140
Port Credit	1,030	0	0	0	1,030
Rathwood	4,640	0	0	0	4,640
Sheridan	2,980	0	0	0	2,980
Streetsville	2,120	10	0	0	2,130
City Total	87,520	4,460	3,080	2,070	97,130

Numbers may not add due to rounding.

Residential Development By Planning District Semi-Detached Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	1,560	0	0	0	1,560
Central Erin Mills	400	0	0	20	420
Churchill Meadows	1,590	400	760	870	3,620
City Centre	0	0	0	0	0
Clarkson-Lorne Park	2,020	0	0	0	2,020
Cooksville	1,610	0	0	0	1,610
Creditview	190	0	0	0	190
Dixie	70	0	0	0	70
East Credit	1,440	120	710	70	2,340
Erin Mills	1,840	0	0	0	1,840
Erindale	1,800	0	0	0	1,800
Fairview	300	10	0	0	310
Hurontario	980	100	140	0	1,220
Lakeview	230	0	0	10	240
Lisgar	1,610	0	80	30	1,720
Malton	3,200	0	0	10	3,210
Meadowvale	1,930	10	0	0	1,940
Meadowvale Village	2,020	600	390	120	3,130
Mineola	140	0	0	10	150
Mississauga Valleys	1,020	0	0	0	1,020
Port Credit	20	0	0	0	20
Rathwood	1,000	0	0	0	1,000
Sheridan	380	0	0	0	380
Streetsville	350	0	0	60	410
City Total	25,700	1,240	2,080	1,200	30,220

Numbers may not add due to rounding.

Residential Development By Planning District Townhouse Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	1,800	0	0	10	1,810
Central Erin Mills	2,690	100	0	20	2,810
Churchill Meadows	400	170	410	2,300	3,280
City Centre	20	30	0	130	180
Clarkson-Lorne Park	1,610	0	0	170	1,780
Cooksville	840	70	130	100	1,140
Creditview	10	0	0	0	10
Dixie	0	0	0	0	0
East Credit	2,540	710	450	70	3,770
Erin Mills	3,600	0	0	0	3,600
Erindale	970	40	40	50	1,100
Fairview	190	20	0	0	210
Hurontario	3,480	0	510	320	4,310
Lakeview	440	0	0	0	440
Lisgar	680	480	90	70	1,320
Malton	1,130	0	0	0	1,130
Meadowvale	2,820	0	0	0	2,820
Meadowvale Village	460	1,630	170	0	2,260
Mineola	150	0	20	10	180
Mississauga Valleys	1,750	0	0	0	1,750
Port Credit	500	80	10	190	780
Rathwood	1,470	40	0	0	1,510
Sheridan	480	10	0	0	490
Streetsville	900	90	0	60	1,050
City Total	28,930	3,470	1,830	3,500	37,730

Numbers may not add due to rounding.

Residential Development By Planning District Apartment Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	6,830	280	0	0	7,110
Central Erin Mills	900	3,160	0	0	4,060
Churchill Meadows	0	200	210	1,390	1,800
City Centre	3,050	710	600	9,460	13,820
Clarkson-Lorne Park	2,540	440	0	220	3,200
Cooksville	10,360	3,230	0	310	13,900
Creditview	140	200	0	0	340
Dixie	0	0	0	0	0
East Credit	620	1,780	420	0	2,820
Erin Mills	2,230	0	0	0	2,230
Erindale	1,670	140	0	0	1,810
Fairview	1,960	0	200	440	2,600
Hurontario	4,900	2,820	190	1,030	8,940
Lakeview	3,020	560	0	60	3,640
Lisgar	0	0	0	370	370
Malton	1,830	210	0	30	2,070
Meadowvale	3,880	0	0	0	3,880
Meadowvale Village	0	110	0	0	110
Mineola	10	0	0	0	10
Mississauga Valleys	5,680	280	290	0	6,250
Port Credit	3,530	170	280	310	4,290
Rathwood	2,290	430	0	0	2,720
Sheridan	1,580	0	0	0	1,580
Streetsville	710	120	400	0	1,230
City Total	57,730	14,840	2,590	13,620	88,780

Numbers may not add due to rounding.

Residential Development By Planning District Total Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	13,520	310	30	10	13,870
Central Erin Mills	9,430	3,380	0	90	12,900
Churchill Meadows	3,730	1,320	2,010	6,160	13,220
City Centre	3,070	740	600	9,590	14,000
Clarkson-Lorne Park	12,930	580	200	390	14,100
Cooksville	16,440	3,300	140	410	20,290
Creditview	2,940	210	0	0	3,150
Dixie	110	0	0	0	110
East Credit	14,590	3,320	2,240	290	20,440
Erin Mills	14,750	40	20	0	14,810
Erindale	6,970	180	40	50	7,240
Fairview	4,210	70	200	440	4,920
Hurontario	16,410	2,940	1,490	1,350	22,190
Lakeview	8,550	560	0	80	9,190
Lisgar	7,140	1,260	490	530	9,420
Malton	9,500	210	0	40	9,750
Meadowvale	13,660	40	0	0	13,700
Meadowvale Village	5,100	4,320	1,120	290	10,830
Mineola	3,260	0	20	50	3,330
Mississauga Valleys	9,590	280	290	0	10,160
Port Credit	5,080	250	290	500	6,120
Rathwood	9,400	470	0	0	9,870
Sheridan	5,420	10	0	0	5,430
Streetsville	4,080	220	400	120	4,820
City Total	199,880	24,010	9,580	20,390	253,860

Numbers may not add due to rounding.



City of Mississauga Planning Districts