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2002 Building Permit Report

Planning and Building Department, City of Mississauga

November 2003

This newsletter reports on building permits issued in 2002 for new residential and non-residential development. Permits issued for changes to existing non-residential development are also included. In addition, some comparisons of historical permit activity are provided.

The total prescribed value in 2002 for building permits reported on in this newsletter is \$1.468 billion. Other building permits not reported on (e.g., temporary structures, inground pools, sprinklers) account for \$74 million in prescribed value, for a total prescribed value for all construction in 2002 of \$1.542 billion. Of significant note is the total prescribed value for all residential construction of \$1.031 billion. This is the second year in a row residential construction has exceeded \$1 billion.



"The Capri" under construction in Rathwood

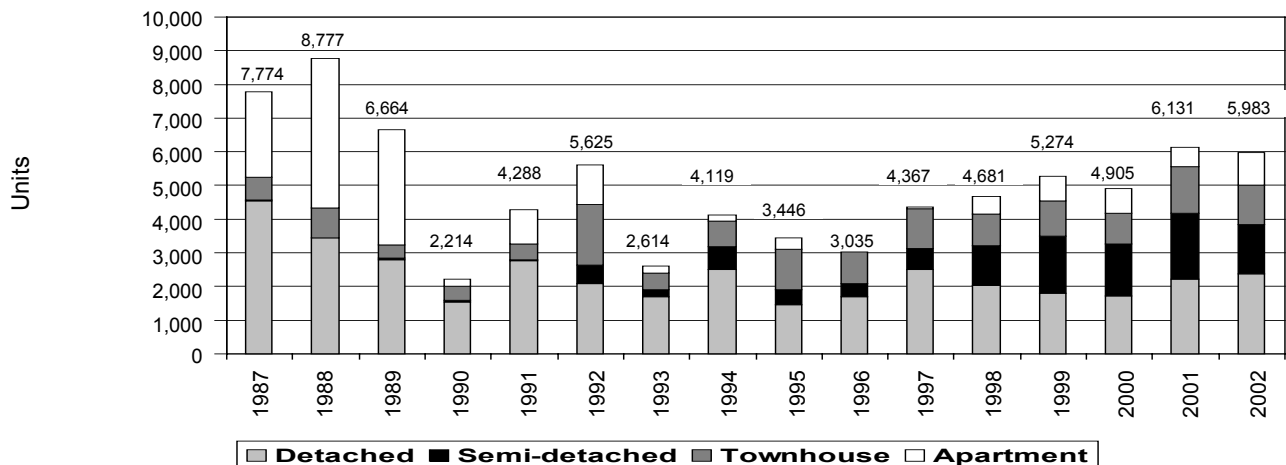
apartment. As well, a summary of new units by planning district is provided (see map on page 8).

RESIDENTIAL

For new residential construction in 2002, data summaries are provided by type of residential unit including detached, semi-detached, townhouse and

apartment. In 2002, building permits were issued for 5,983 residential units. Of these, 40% were for detached units, 25% for semi-detached units, 19% for townhouse units and 16% for apartment units.

**New Residential Units by Type,
Based on Building Permits Issued from 1987 to 2002**



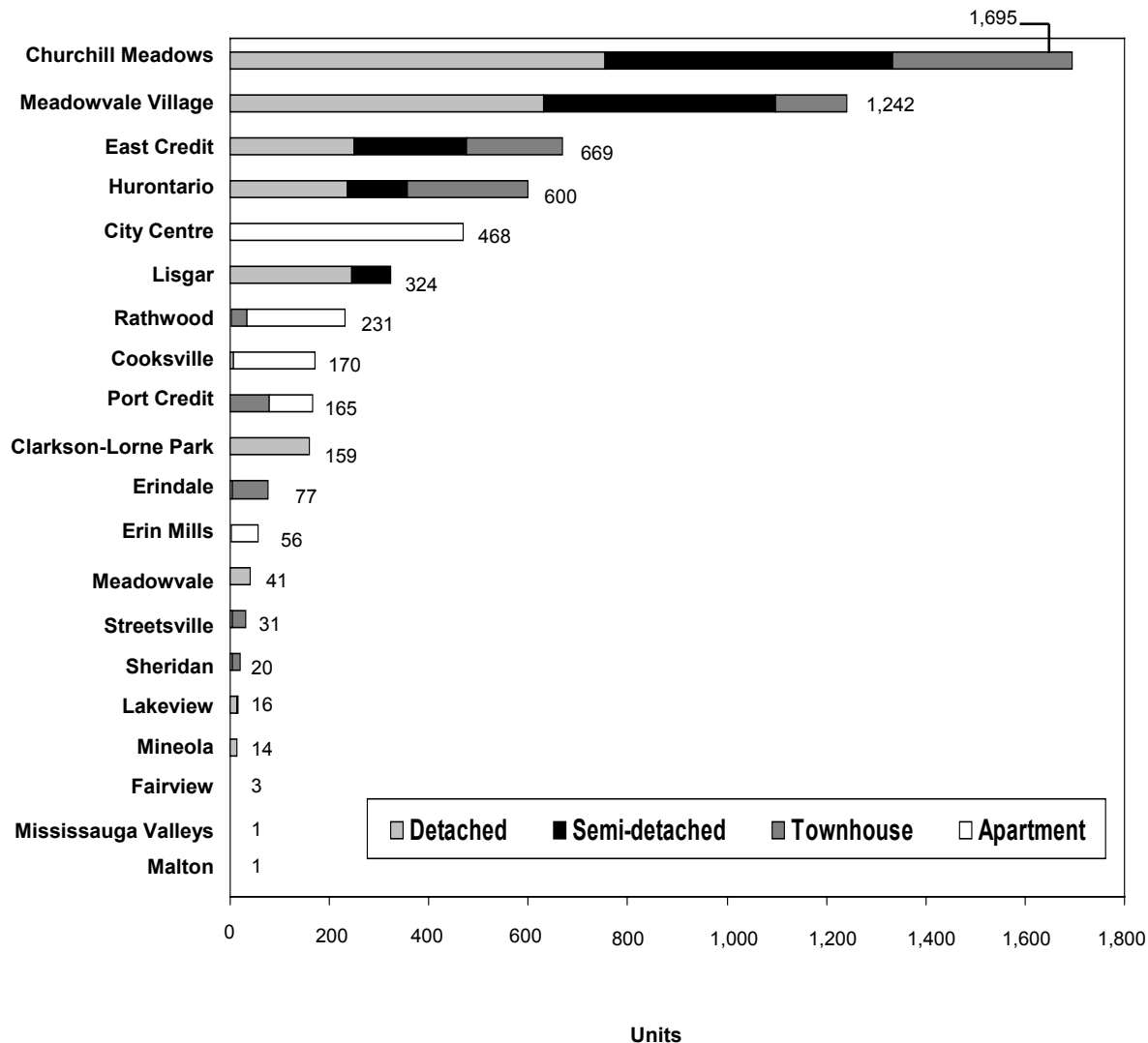
Geographically, residential units issued building permits in 2002 were concentrated in the area north of Highway 403 and west of Hurontario Street. This northwest quadrant of the City includes the high growth districts of Churchill Meadows, Meadowvale Village, East Credit, Hurontario, and Lisgar. The Churchill Meadows district for the third year in a row led all other districts with permits issued for 1,695 units, representing 28% of new residential units. Churchill Meadows together with Meadowvale Village, represent almost 50% of the total residential units issued permits in 2002.

Outside of the northwest quadrant, construction has been modest, with 1,453 residential units issued

permits in 2002. Over 67% of this is attributed to apartment units issued building permits, including a 31 storey building in City Centre, a 20 storey building in Rathwood and a 10 storey building in Cooksville. Apartment units issued building permits in 2002 are also found in Port Credit, a retirement residence, as well as a new student residence at the University of Toronto, Erindale campus. This is the largest number of apartment units issued building permits in 10 years.

In terms of unit type, permits issued for new detached units were up slightly (7%) over the previous year, with semi-detached and townhouse units issued permits decreasing. Apartment units issued permits increased from 564 units in 2001 to 969 units in 2002 or 72%.

New Residential Units by Planning District, Based on Building Permits Issued in 2002



New Residential Units By Planning District, Based on Building Permits Issued in 2002

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	753	580	362	0	1,695
City Centre	0	0	0	468	468
Clarkson-Lorne Park	159	0	0	0	159
Cooksville	7	0	0	163	170
Creditview	0	0	0	0	0
Dixie	0	0	0	0	0
East Credit	249	226	194	0	669
Erin Mills	3	0	0	53	56
Erindale	4	0	73	0	77
Fairview	3	0	0	0	3
Hurontario	235	122	243	0	600
Lakeview	14	2	0	0	16
Lisgar	244	80	0	0	324
Malton	1	0	0	0	1
Meadowvale	41	0	0	0	41
Meadowvale Village	631	466	145	0	1,242
Mineola	14	0	0	0	14
Mississauga Valleys	1	0	0	0	1
Port Credit	1	0	77	87	165
Rathwood	2	0	31	198	231
Sheridan	5	0	15	0	20
Streetsville	4	0	27	0	31
City Total	2,371	1,476	1,167	969	5,983
% of Total	40%	25%	19%	16%	100%

Prescribed Value for New Residential Development (in thousands)	\$999,758
Prescribed Value for Other Residential Development (in thousands) (e.g., renovations, new garages and carports)	\$31,462
Total Prescribed Value for all Residential Development (in thousands) (ie., new and other residential construction)	\$1,031,220

NON-RESIDENTIAL

For non-residential construction, data summaries are provided by type of non-residential building including commercial, industrial and public. 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 2002, a total of 81 building permits were issued for new non-residential construction, with a total prescribed value of \$292 million or 62% of non-residential construction. Of these new permits 40% of the prescribed value was for public development, 36% for commercial development and 24% for industrial development.

In terms of new public buildings, a permit was issued for a long term care facility on Mavis Road and a support services facility for Peel Regional Police on Derry Road East. Each project contributed over \$27 million in prescribed value or 24% of total new public prescribed value.

Significant new commercial development includes a RONA store at the Heartland Town Centre with a prescribed value of \$14.5 million and two new office buildings located on Buckhorn Gate in the Northeast Planning District. Each building contributed over \$13 million in prescribed value.

Over 70% of new industrial construction was located in the Gateway Planning District. Three projects, one multi-tenant industrial building on Courtneypark Drive and two industrial buildings on Cantay Road, contributed a total of \$33.6 million in prescribed value.

The total prescribed value of permits issued for new non-residential buildings decreased by 40%, or almost \$193 million from 2001 to 2002. Prescribed value for this type of development peaked in 1999 at \$768 million.

**New Development and Changes to Existing Development
Total Prescribed Value (\$) for Non-Residential Development
by Type of Building, Based on Building Permits Issued
in 2002**

	Total Prescribed Value	% of Total	Total # of Permits
Commercial	\$182,249,000	39%	653
Industrial	\$141,273,000	30%	393
Public	\$144,453,000	31%	80
Total	\$467,975,000	100%	1,126

Building permits issued for changes to existing development include additions and alterations to existing buildings, revisions, mezzanines and 'other' permits. Revision permits are 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.

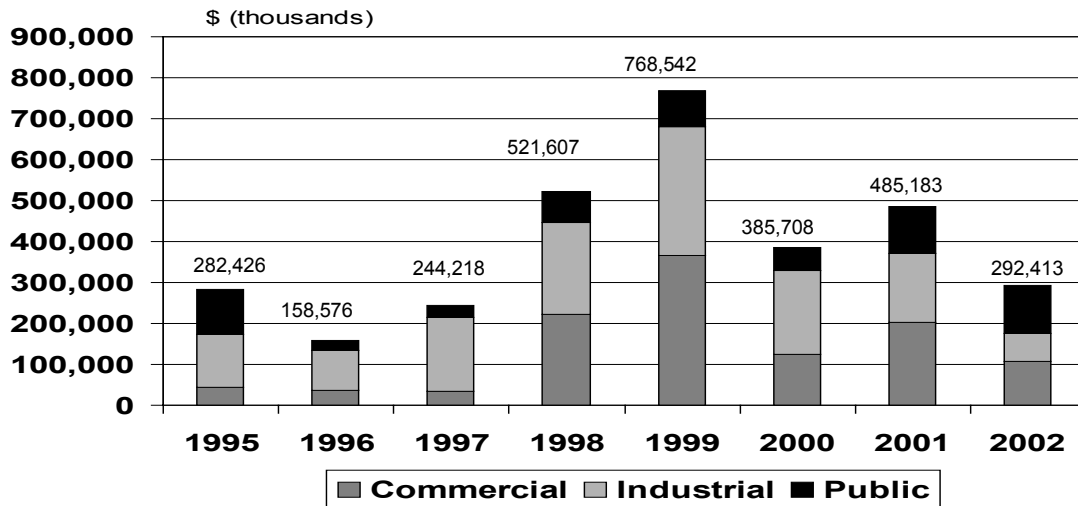
Permits issued for changes to existing development in 2002 represent 38% of the total prescribed value for all non-residential permits issued during this year. The breakdown by type includes 43% for commercial, 41% for industrial and 16% for public.

In 2002, permits issued for changes to existing commercial development includes interior alterations to the Loblaws store on Erin Centre Boulevard and the Microsoft building on Meadowvale Boulevard. There was also an addition to the Shopping Channel office building on Ambassador Drive. Together, these three projects account for 18% of the total prescribed value for changes to existing commercial buildings during 2002.

For changes to existing industrial buildings in 2002, of significant note is an addition to the Star Choice communication building on Flavelle Boulevard, with a prescribed value of \$4 million or 6% of the total

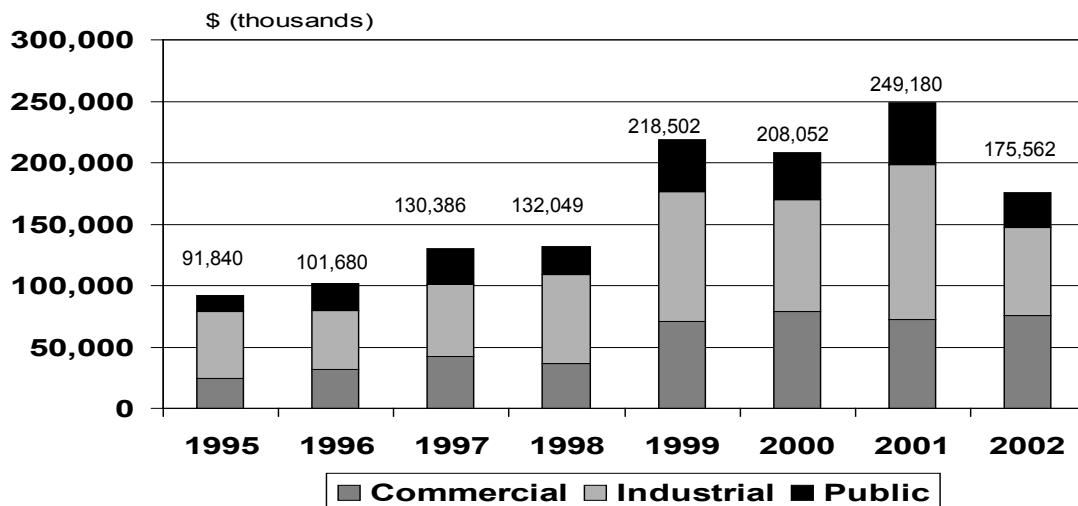
New Development

Prescribed Value (\$) by Type of Building, Based on Building Permits Issued from 1995 to 2002



Changes to Existing Development

Prescribed Value (\$) by Type of Building, Based on Building Permits Issued from 1995 to 2002



prescribed value for changes to existing industrial buildings.

In terms of noteworthy changes to existing public buildings in 2002, a permit with a prescribed value of \$21 million was issued for an addition to the Hershey Centre on Matheson Boulevard East. Other permits issued for changes to existing public buildings in the City, with significant prescribed value, include additions to four

elementary schools, one secondary school and the addition of a laboratory to Erindale College, University of Toronto.

The total prescribed value for changes to existing buildings increased from 1995 to 1999, decreased in 2000 and then increased by 20% in 2001. From 2001 to 2002 prescribed value decreased by \$74 million or 30%.

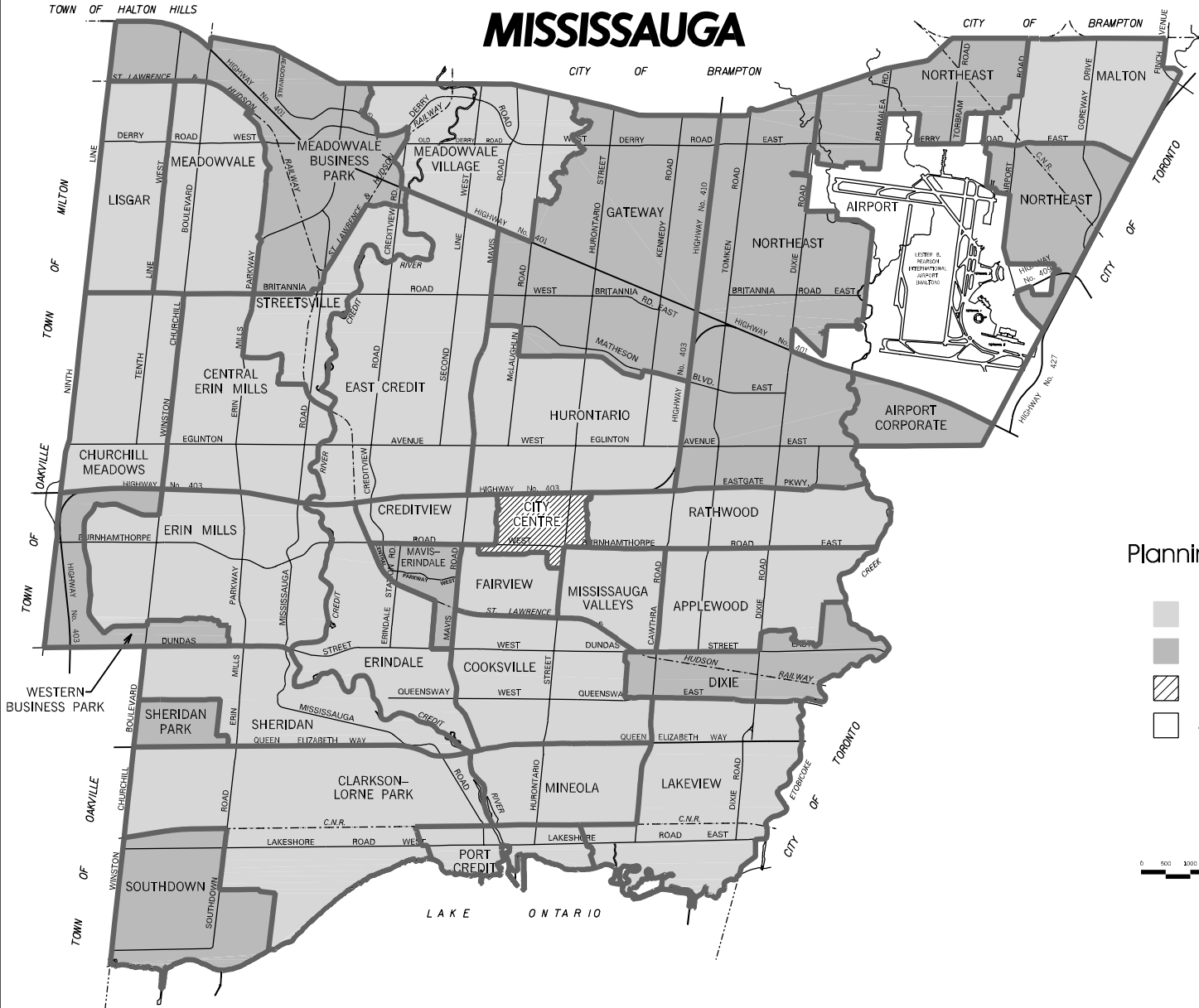
2002 Non-Residential Building Permits by Planning District
Prescribed Value (\$) and Number of Permits of New Development and Changes to Existing Development
 (value in thousands)

Planning District	Commercial			Industrial			Public			Total		
	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)
Airport Corporate	1,591 (1)	4,868 (21)	6,459 (22)	0	4,379 (17)	4,379 (17)	0	0	0	1,591 (1)	9,247 (38)	10,838 (39)
Applewood	0	240 (5)	240 (5)	0	0	0	140 (1)	55 (4)	195 (5)	140 (1)	295 (9)	435 (10)
Central Erin Mills	415 (1)	6,755 (13)	7,170 (14)	0	50 (1)	50 (1)	0	2,033 (4)	2,033 (4)	415 (1)	8,838 (18)	9,253 (19)
Churchill Meadows	9,633 (4)	1,310 (19)	10,973 (23)	0	0	0	8,503 (2)	0	8,503 (2)	18,166 (6)	1,310 (19)	19,476 (25)
City Centre	0	4,356 (78)	4,356 (78)	0	0	0	0	63 (5)	63 (5)	0	4,419 (83)	4,419 (83)
Clarkson-Lorne Park	0	358 (13)	358 (13)	0	16 (2)	16 (2)	6,962 (1)	228 (2)	7,190 (3)	6,962 (1)	602 (17)	7,564 (18)
Cooksville	1,104 (1)	1,230 (38)	2,334 (39)	0	186 (1)	186 (1)	488 (1)	3,506 (4)	3,994 (5)	1,592 (2)	4,922 (43)	6,514 (45)
Creditview	0	32 (2)	32 (2)	0	0	0	0	0	0	0	32 (2)	32 (2)
Dixie	0	383 (17)	383 (17)	10,735 (2)	3,119 (20)	13,854 (22)	0	0	0	10,735 (2)	3,502 (37)	14,237 (39)
East Credit	29,611 (10)	3,216 (34)	32,827 (44)	0	145 (2)	145 (2)	29,047 (2)	1,154 (2)	30,201 (4)	58,658 (12)	4,515 (38)	63,173 (50)
Erindale	0	107 (4)	107 (4)	0	0	0	0	1,269 (3)	1,269 (3)	0	1,376 (7)	1,376 (7)
Erin Mills	526 (2)	714 (5)	1,240 (7)	0	0	0	0	38 (3)	38 (3)	526 (2)	752 (8)	1,278 (10)
Fairview	1,663 (1)	338 (10)	2,001 (11)	0	100 (2)	100 (2)	0	0	0	1,663 (1)	438 (12)	2,101 (13)
Gateway	3,793 (6)	14,858 (63)	18,651 (69)	49,295 (9)	19,756 (70)	69,051 (79)	30,244 (2)	9,415 (3)	39,659 (5)	83,332 (17)	44,029 (136)	127,361 (153)
Hurontario	236 (1)	2,660 (36)	2,896 (37)	0	0	0	30 (1)	2,603 (3)	2,633 (4)	266 (2)	5,263 (39)	5,529 (41)
Lakeview	0	831 (15)	831 (15)	0	75 (2)	75 (2)	0	242 (4)	242 (4)	0	1,148 (21)	1,148 (21)

Planning District	Commercial			Industrial			Public			Total		
	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)
Lisgar	0	132 (7)	132 (7)	0	0	0	6,987 (1)	0	6,987 (1)	6,987 (1)	132 (7)	7,119 (8)
Malton	0	1,160 (15)	1,160 (15)	0	0	0	17,460 (1)	154 (3)	17,614 (4)	17,460 (1)	1,314 (18)	18,774 (19)
Mavis-Erindale	0	465 (13)	465 (13)	0	599 (13)	599 (13)	0	321 (5)	321 (5)	0	1,385 (31)	1,385 (31)
Meadowvale Residential	7,219 (3)	1,738 (19)	8,957 (22)	0	0	0	0	48 (2)	48 (2)	7,219 (3)	1,786 (21)	9,005 (24)
Meadowvale Business Pk	2,706 (4)	6,595 (37)	9,301 (41)	0	12,059 (61)	12,059 (61)	0	663 (4)	663 (4)	2,706 (4)	19,317 (102)	22,023 (106)
Meadowvale Village	7,434 (7)	5,130 (23)	12,564 (30)	0	0	0	0	0	0	7,434 (7)	5,130 (23)	12,564 (30)
Mineola	0	212 (4)	212 (4)	0	0	0	0	45 (1)	45 (1)	0	257 (5)	257 (5)
Mississauga Valleys	0	91 (2)	91 (2)	0	0	0	11,069 (1)	5,395 (1)	16,464 (2)	11,069 (1)	5,486 (3)	16,555 (4)
Northeast	36,977 (5)	10,909 (42)	47,886 (47)	2,707 (2)	20,731 (126)	23,438 (128)	25 (1)	359 (4)	384 (5)	39,709 (8)	31,999 (172)	71,708 (180)
Port Credit	0	380 (14)	380 (14)	0	0	0	0	350 (1)	350 (1)	0	730 (15)	730 (15)
Rathwood	0	2,135 (17)	2,135 (17)	0	0	0	0	0	0	0	2,135 (17)	2,135 (17)
Sheridan Residential	416 (1)	415 (12)	831 (13)	0	149 (3)	149 (3)	0	3 (1)	3 (1)	416 (1)	567 (16)	983 (17)
Sheridan Park	1,522 (1)	429 (5)	1,951 (6)	0	4,499 (6)	4,499 (6)	5,247 (1)	150 (1)	5,397 (2)	6,769 (2)	5,078 (12)	11,847 (14)
Southdown	1,804 (1)	1,862 (4)	3,666 (5)	0	1,319 (19)	1,319 (19)	25 (1)	0	25 (1)	1,829 (2)	3,181 (23)	5,010 (25)
Streetsville	157 (1)	27 (2)	184 (3)	0	25 (1)	25 (1)	0	117 (3)	117 (3)	157 (1)	169 (6)	326 (7)
Western Business Pk	0	1,477 (14)	1,477 (14)	6,613 (2)	4,716 (32)	11,329 (34)	0	15 (1)	15 (1)	6,613 (2)	6,208 (47)	12,821 (49)
Total	106,836 (50)	75,413 (603)	182,249 (653)	69,350 (15)	71,923 (378)	141,273 (393)	116,227 (16)	28,226 (64)	144,453 (80)	292,413 (81)	175,562 (1,045)	467,975 (1,126)

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'.

MISSISSAUGA



Planning Districts

- RESIDENTIAL
- EMPLOYMENT
- CITY CENTRE
- AIRPORT

