

## Welcome to Mississauga Data

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Mississauga Data is the official City of Mississauga website that contains urban planning related reports, newsletters, brochures and data. The Information Planning Research Unit manages statistical data including: population, demographics, census, development monitoring/activity, growth forecasts, housing, employment, office, land use, vacant employment lands, and the environment.

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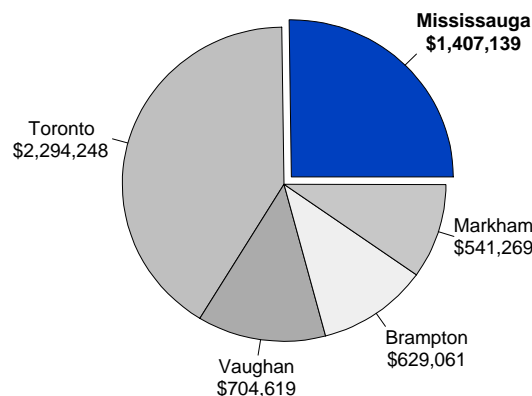
## Development Conditions

During 1998, development activity in Mississauga was strong and steady. This steady growth is reflected in the 1.4 billion dollars of construction permits issued in 1998, the second consecutive billion dollar year since 1989.

The housing market remained stable in 1998 with continuing lower long term mortgage rates and a stabilized interest rate. Housing starts in Mississauga experienced a marginal increase of 4% from the previous year mainly attributed to multiples, increasing by 279 starts. According to CMHC, in December 1998 Mississauga again had the highest new home sales with 244 units sold, for a total of 3,736 units for the year.

According to Colliers International, the West industrial market had a strong performance in 1998, with most of the available inventory being in Mississauga and Brampton. Mississauga secured the largest industrial lease in the latter half of 1998 totalling 160,000 square feet (14,864 m<sup>2</sup>) for a company called Rumble Automation, located on Meadowvale Boulevard.

### 1998 Total Value of Building Permits Mississauga vs Other Municipalities



Ingram Micro - 55 Standish Court

The Metro West office market had a strong performance in 1998 with declining vacancy rates and high absorption figures. A total of 237,450 square feet (22,059 m<sup>2</sup>) of new office space was added. One of the first speculative construction buildings was leased prior to completion, indicating a strong demand for office space in the West area. Ingram Micro consolidated its operations in Mississauga in one of the largest design/build facilities in Canada over the last 10 years. Its building on 55 Standish Court has a total of 974,285 square feet (90,511 m<sup>2</sup>) of office and industrial space.

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## Market Matters

### Building Permits

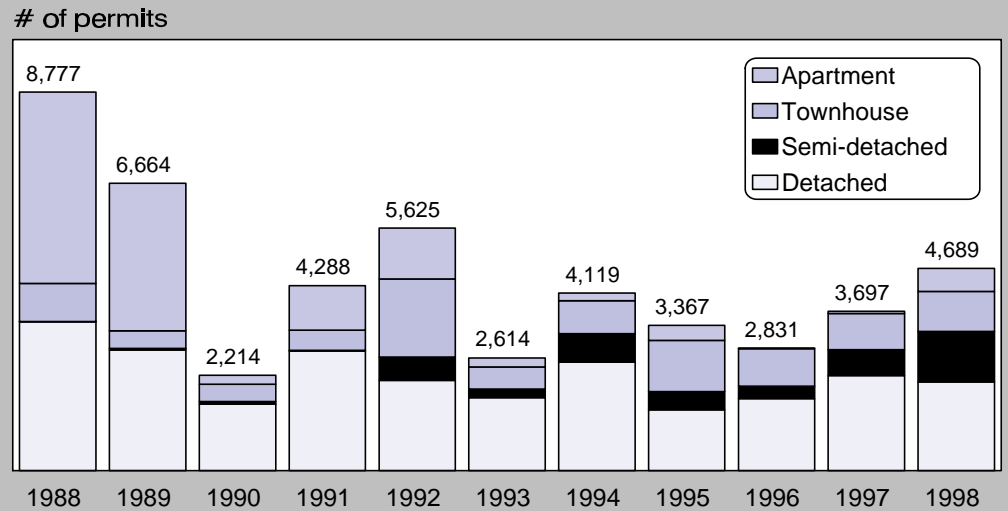
In 1998, over 1.4 billion dollars of construction permits were issued for 1998. This is an increase of 300 million over the total for 1997.

Apartments and semi-detached homes had the most notable increases. Apartment units had 479 more building permits issued than last year. Semi-detached units had an increase of 568 units. Detached and row units were slightly under last years totals.

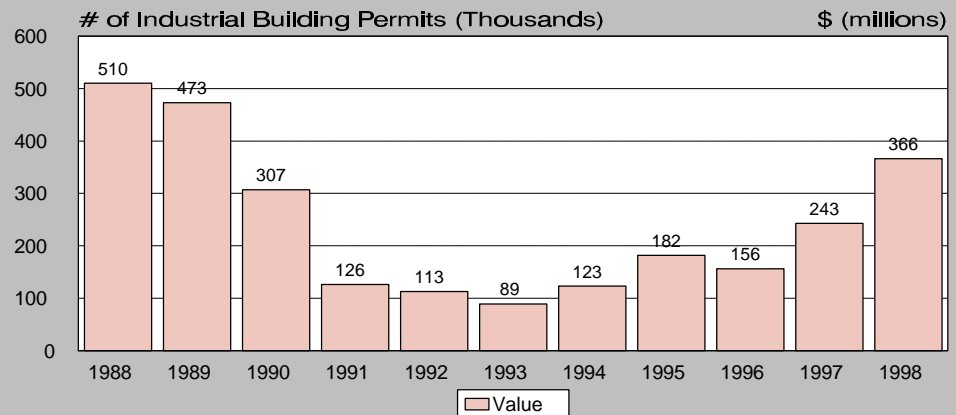
Office, retail, industrial and institutional building construction had the strongest growth in this decade.

Most notable was evidence of the resurgence of the office market and a very strong retail and industrial market.

### Residential Building Permits, 1988-1998



### Industrial Building Permits, 1988-1998



NOTE: This graph includes all industrial building permits such as additions and alterations.

### Industrial/Commercial/Institutional Building Permits for New Structures, 1998

Type	# of Buildings	Application Area (m <sup>2</sup> )	Application Area (sq.ft.)	\$ Value
Office	11	121,743	1,310,478	\$121,820,000
Retail	26	23,820	256,400	\$20,580,000
Industrial	77	513,740	5,530,034	\$223,423,000
Institutional	12	54,574	587,451	\$70,370,000
<b>Total</b>	<b>126</b>	<b>713,877</b>	<b>7,684,363</b>	<b>\$436,193,000</b>

\*NOTE: Addition/alteration permits not included, structures do not include parking structures, gas station canopies and/or kiosks.

# Mississauga Work Trips

Contrary to the image held by many that Mississauga is primarily a residential community, Mississauga has a large and varied employment base and has long been a net importer of employment. Data from the 1996 Census provides detailed information regarding journey to work trips and how this affects Mississauga.

Residents that both live and work in Mississauga account for 121,005 of the daily work trips. Mississauga residents make 121,615 trips to jobs outside of Mississauga but 143,350

people living outside of Mississauga travel to jobs in Mississauga everyday. Mississauga is also affected by a large number of work trips with origins and destinations in other municipalities, but that pass through Mississauga and add to the demand on our road network.

City staff are currently preparing a report that details some of the journey to work trips and their impact on Mississauga. The table below presents some of this data.

Mississauga's employment development efforts can ultimately

effect changes in the work trip patterns. To the extent that the City successfully balances its employment opportunities and the skills of its own work force, over time, its residents will enjoy shorter trips to work and the City's internal traffic and transit systems can work efficiently.

Remaining an employment magnet for the surrounding area contributes significantly to Mississauga's economic health, and journeys to work will continue to be an important issue in planning for continued employment growth.

Work Trips In and Out of Mississauga			
WORK TRIPS OUT OF MISSISSAUGA		WORK TRIPS INTO MISSISSAUGA	
From Mississauga To The West		From The West To Mississauga	
Halton Regional Municipality	9,835	Halton Regional Municipality	27,090
Hamilton-Wentworth Regional Municipality	1,065	Hamilton-Wentworth Regional Municipality	5,120
Waterloo Regional Municipality	570	Waterloo Regional Municipality	3,030
Wellington County	440	Wellington County	2,810
Niagara Regional Municipality	150	Niagara Regional Municipality	1,010
<b>TOTAL</b>	<b>12,060</b>	<b>TOTAL</b>	<b>39,060</b>
From Mississauga To The North		From The North To Mississauga	
Region of Peel (Brampton and Caledon)	11,525	Region of Peel (Brampton and Caledon)	35,755
Dufferin County	95	Dufferin County	2,315
Simcoe County	245	Simcoe County	2,860
<b>TOTAL</b>	<b>11,865</b>	<b>TOTAL</b>	<b>40,930</b>
From Mississauga To The East		From The East To Mississauga	
Toronto Metropolitan Municipality	89,715	Toronto Metropolitan Municipality	51,985
Durham Regional Municipality	475	Durham Regional Municipality	2,465
York Regional Municipality	7,500	York Regional Municipality	8,910
<b>TOTAL</b>	<b>97,690</b>	<b>TOTAL</b>	<b>63,360</b>
From Mississauga to Other Ontario Municipalities	900	From Other Ontario Municipalities to Mississauga	2,615

Source: 1996 Census of Canada

## Office Market

The Metro West office market continued a strong performance in 1998 based on declining vacancy rates and high absorption figures, according to Royal LePage. The vacancy rate declined three percentage points from 1997, for a record low of 8.0% in the fourth quarter of 1998.

The Metro West area continued to attract tenants from inside and outside the area, with an absorption figure of approximately 1,000,000 square feet (92,900 m<sup>2</sup>). Most of the absorption activity occurred in the Airport Corporate district where tenants prefer a larger floor plate and lots of surface parking. A number of new buildings were completed adding 237,450 square feet (22,059 m<sup>2</sup>) of new office space. As well, one of the first speculative construction buildings in nine years, on Satellite Road, was leased prior to completion.



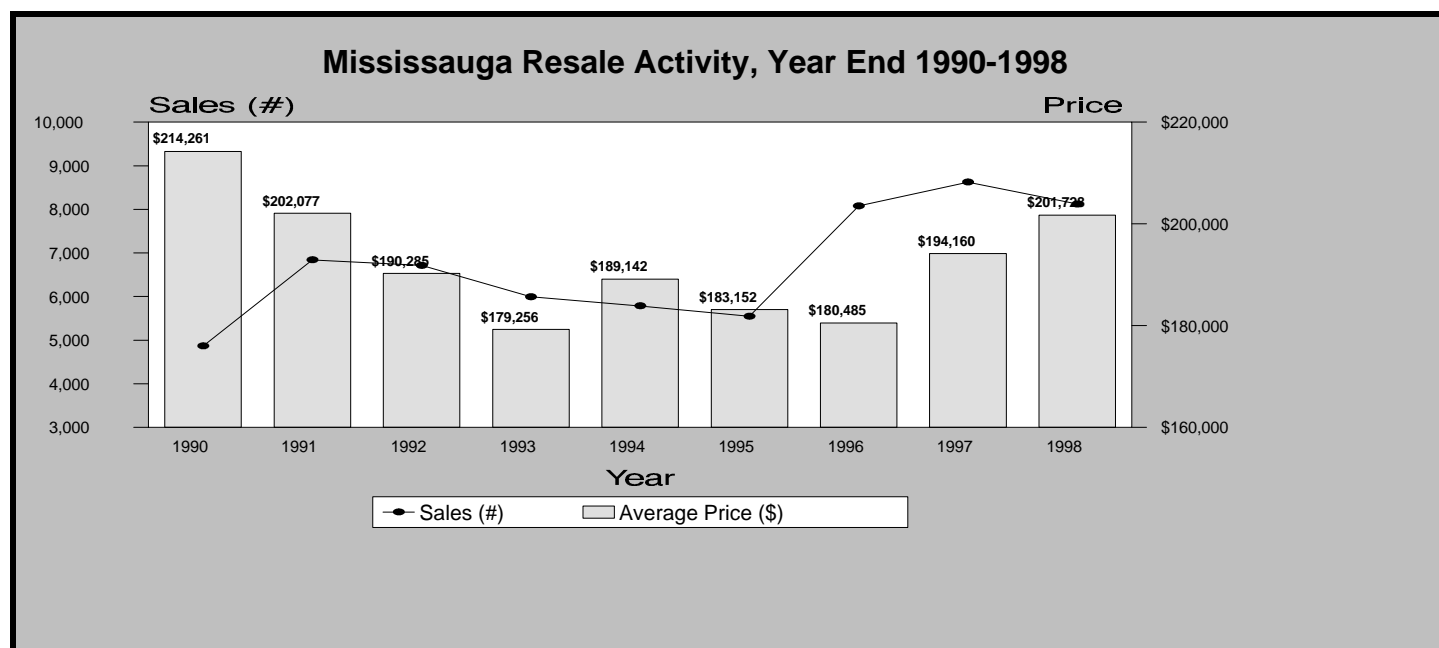
A new 10 story office building at 2680 Skymark Ave. in Airport Corporate

## Housing

The housing market in Mississauga experienced an increase in building permits and a decrease in the sale of resale homes. From 1997 to 1998 resale activity decreased by 6% or 505 units, whereas average resale house prices increased by 4% for an average price of \$201,728, according to CMHC.

House prices in the last decade have been volatile. From record highs in the late 1980's, prices plunged in the early 1990's and began to edge upward again in the last few years (see page 6). According to Royal LePage, the move-up buyer continued to drive the market at year-end 1998, although first-time buyers and downsizing seniors continued to play a key role in the Toronto area, which includes Mississauga. Within the last year, house prices in the Toronto area rose quite dramatically, with Mississauga being one of the areas with the highest increases. However, it is not expected that there will be a repeat of the frenzied housing market experienced in the late 1980's.

Average rents in the Toronto CMA experienced sharp increases. According to CMHC, the notable increase from the previous year was due to strong rental demand which allowed landlords to apply previously unused rent increases and changes to the Tenant Protection Act allowing landlords to charge market rent on newly vacated units. In Mississauga, average rents for all types of units increased in 1998 from between 6% and 10%, with the largest rent increase for three bedroom units of \$93 or 10%.



## City of Mississauga Vacancy Rates, 3 Units and Over October 1994-1998

Year	Overall %	Bachelor %	1 Bedroom %	2 Bedroom %	3 Bedroom %
1994	1.4	1.3	1.9	2.1	1.7
1995	0.6	1.1	0.6	0.5	0.9
1996	1.7	2.3	1.4	1.8	1.6
1997	0.9	0.8	1.0	0.9	0.8
1998	0.7	0.7	0.7	0.6	0.8

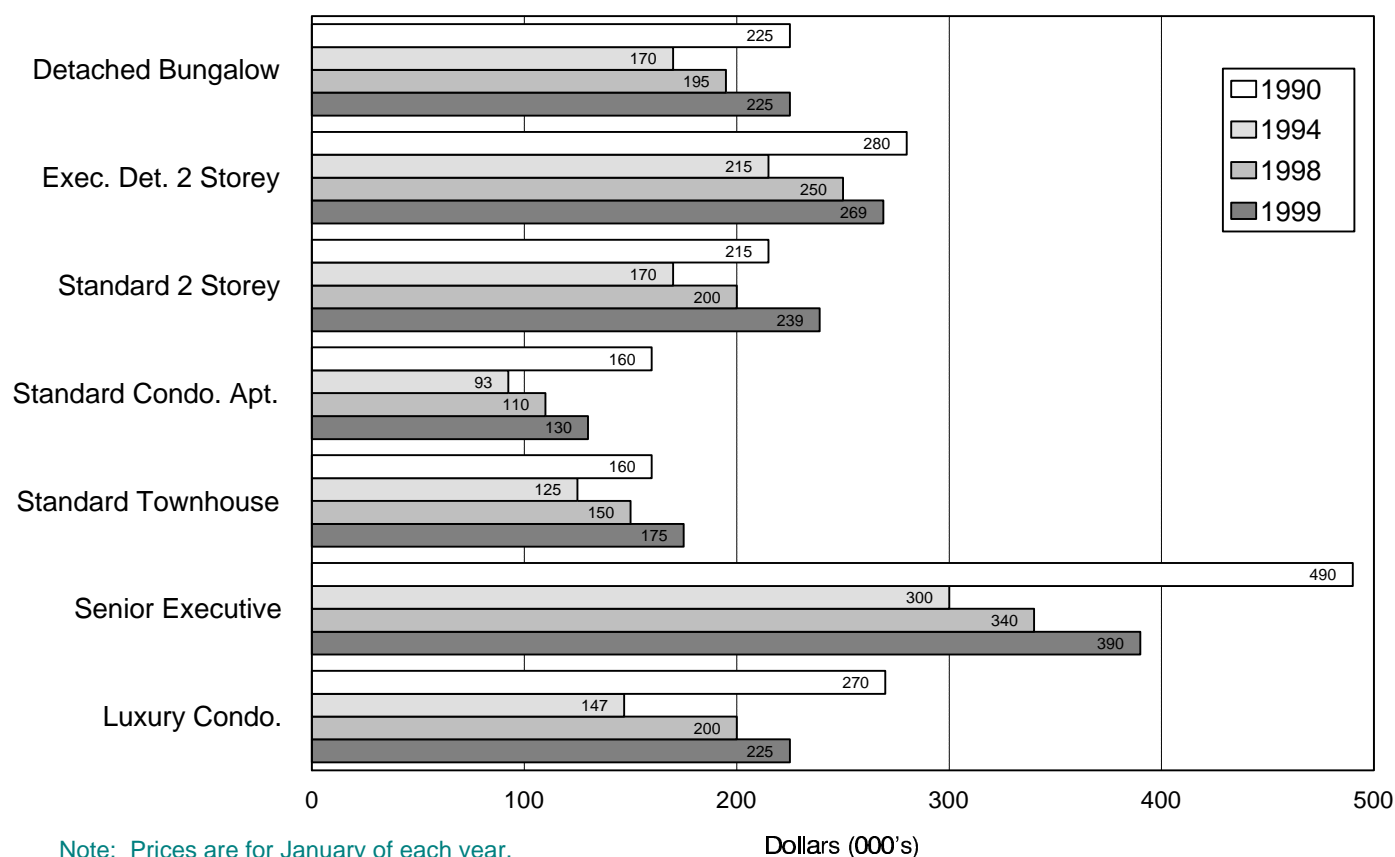
## Average Rents for the City of Mississauga October 1994-1998

Unit Type/Area	Year/\$				
	1994	1995	1996	1997	1998
Bachelor	\$551	\$563	\$578	\$589	\$639
1 Bedroom	\$675	\$681	\$699	\$714	\$758
2 Bedroom	\$813	\$832	\$847	\$845	\$901
3 Bedroom	\$894	\$906	\$914	\$910	\$1,003

Sources: CMHC "Local Housing Market Report", "Rental Market Report", "Housing Now Newsletter"; Canadian Real Estate Association; Toronto Real Estate Board "Market Watch".



## House Prices in Mississauga, 1990 - 1999 (excluding Meadowvale/Streetsville)



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