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# Mississauga Development Profile

Policy Planning Division, Planning and Building Department, City of Mississauga

March 2001

## RESIDENTIAL DEVELOPMENT

### INTRODUCTION

This newsletter reports on the existing and proposed housing in The City of Mississauga as of December 31, 2000. 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 permit issuances, City Plan designations, zoning, development applications, aerial photos and site



*A condominium apartment building under construction at Hurontario Street and Kingsbridge Garden Circle.*

checks. In the Winter of 2000, 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.

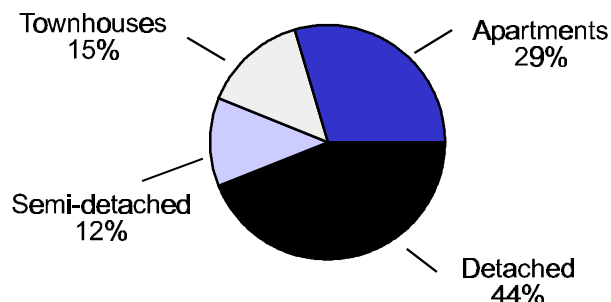
It should be noted that apartment units above commercial establishments and basement apartment units are not included. In addition, units that could result from the redevelopment or intensification of existing residential development have not been included.

### 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, 2000.

The existing housing stock consisted of 193,980 units with the following mix: 85,280 detached; 23,730 semi-detached; 28,050 townhouse dwellings; and 56,920 apartment units. Existing units represent 76% of the City's residential capacity, an increase of 3% for the year 2000.

#### Existing Housing Units by Type



## Toward A Balanced Housing Mix

It is an objective of Mississauga's City Plan that a range of housing choices in terms of type, tenure and price is available to each segment of the housing market. The totals for each type of housing unit, presented in this profile, indicates that Mississauga should reach its objective of a balanced mix of housing types.

Based on existing land use designations, when the City is developed to full capacity, 38% of units will be detached units and 36% will be apartment units. However, over the past six years (1995 to 2000 inclusive), 44% of the residential units built were detached and only 9% were apartment. In the year 2000, building permits were issued for 1,736 detached, 1,522 semi-detached, 927 townhouses and only 720 apartment units.

This may reflect market conditions in the recent past, and the market for apartments may lead to more construction of this housing form in ensuing years. Data published in the Mississauga Growth Forecasts, March 1999 suggests that the proportion of apartments will increase over the next 20 years. In the commentary on the Long Range Forecasts produced for the City in 1998 by Hemson Consulting Ltd.,<sup>1</sup> the following observations regarding Mississauga's ultimate share of Greater Toronto Area (GTA) housing growth were made:

- The market shares for single and semi-detached units will gradually decline as Mississauga nears "build out" of its land supply for lower density housing;
- Row housing (townhouses) will continue to be built for some time,

*(Continued on next page)*



*A historically significant detached home in the Creditview Planning District.*

Retirement homes and long term care facilities have been reclassified from apartment units to "residential institutional" type housing and have not been included in the residential unit count of this brochure. Approximately 2,100 beds/units are concentrated in Cooksville, Rathwood, Clarkson-Lorne Park and Sheridan.

Mississauga's three trailer parks are included in the residential detached unit count of this brochure. Applewood has the largest trailer park with 239 mobile homes, Cooksville has 50 and Malton has 24 units, totalling 313

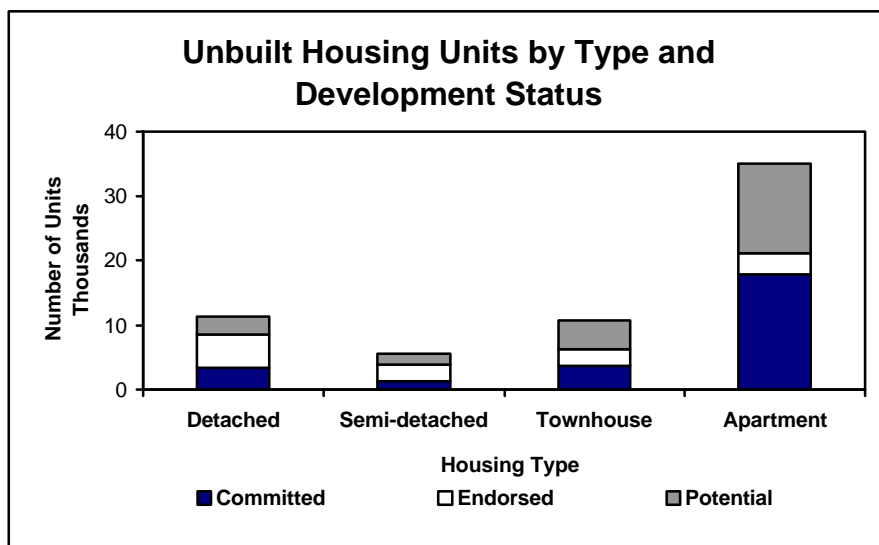
units for the city.

Over 50% of all existing residential units are located within the established districts of Cooksville (8.5%), Erin Mills (7.6%), Meadowvale (7.0%), Applewood (6.9%), Clarkson-Lorne Park (6.6%), Mississauga Valleys (4.9%), Malton (4.9%) and Rathwood (4.8%). The new, high growth districts of Churchill

Meadows, Meadowvale Village, East Credit, Central Erin Mills and Hurontario form 23.0% of the existing unit inventory. Churchill Meadows and Meadowvale Village together have had an increase of 2,630 units, capturing 41% of all new housing units in 2000.

## 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.

Committed units represent 26,070 residential units, or 10% of the City's residential capacity. Over half of these committed units (14,330) are apartment units in the Central Erin Mills, City Centre, Cooksville and Hurontario Planning Districts. Another 16% (4,140) of committed residential units represent detached and semi-detached units to be built in Meadowvale Village, Churchill Meadows, East Credit and Lisgar.

## ENDORSED APPLICATIONS

Endorsed applications refers to vacant lands which are subject to a development application 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 13,740 units in this category, 5% of the City's residential capacity. Eighty per cent of these units are in the northwest quadrant of the City in the Meadowvale Village, East Credit, Churchill Meadows, Hurontario, Lisgar and Central Erin Mills Planning Districts. Approximately 57% of units within endorsed applications are detached and semi-detached, 19% are townhouses, and 24% 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.

This category represents the final 9% (22,990 units) of the City's residential capacity. Potential development in Churchill Meadows accounts for 39% of the units in this category. The 9,050 units in Churchill Meadows are made up of 37% townhouses, 26% apartments, 23% detached and 14% semi-detached dwellings.

Another 38% of the potential residential development represents 8,650 apartment units which could be added in the City Centre Planning District.

Overall potential residential development includes 61% apartments, 19.5% townhouses, 12% detached and 7.5% semi-detached units.

As of December 31, 2000 there were 63 applications for 13,109 residential units and 396 retirement/long term care beds in process that were not endorsed by City Council. Proposed apartments made up 58% of these units, followed by 16% detached, 18% townhouses and 8% semi-detached dwellings. Approximately half of these units were part of residential applications in Churchill Meadows, and another 5% were for units in the Meadowvale Village Planning District, Mississauga's two newest communities.

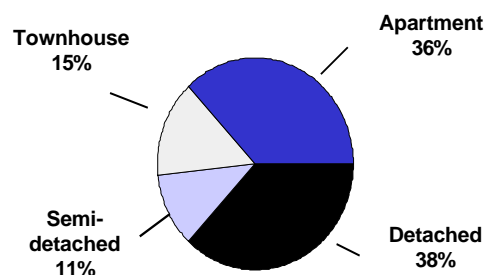
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although Mississauga's market share of this housing type has been affected by increased shares in York Region and infill projects in the City of Toronto;

- Apartment construction was concentrated in Toronto, but it is expected that Mississauga's share of this market will rebound over time due to a demographically driven demand for this type of housing from large numbers of the elderly currently residing in Mississauga. Market shares are not expected to recover to levels driven by the condominium investment boom of the 1980s or the assisted housing programs of the 1990s. However, Mississauga should be able to maintain its market share of this type of housing indefinitely since apartment unit development is not as constrained by land supply.

Hemson's predictions are encouraging for Mississauga's ability to ultimately attract an adequate share of GTA apartment units to provide housing to accommodate new family formation, new arrivals to the City, and the ageing portion of the current population.

**Capacity Housing Units by Type**



1 Long Range Forecasts, City of Mississauga 1996 - 2031, Hemson Consulting Ltd., August 1998, p.30 and 31.

# Residential Development By Planning District Detached Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	3,330	30	30	0	3,380
Central Erin Mills	5,440	120	0	50	5,610
Churchill Meadows	960	530	1,110	2,100	4,710
City Centre	0	0	0	0	0
Clarkson-Lorne Park	6,700	0	400	0	7,100
Cooksville	3,580	30	10	0	3,620
Creditview	2,600	10	0	0	2,610
Dixie	40	0	0	0	40
East Credit	9,820	630	750	210	11,410
Erin Mills	7,070	50	20	0	7,130
Erindale	2,520	10	0	0	2,530
Fairview	1,760	40	0	0	1,800
Hurontario	7,010	10	670	0	7,690
Lakeview	4,850	0	0	10	4,860
Lisgar	4,460	530	860	130	5,970
Malton	3,340	0	0	0	3,340
Meadowvale	5,010	30	20	0	5,060
Meadowvale Village	1,950	1,310	1,380	250	4,890
Mineola	2,950	0	0	30	2,980
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	2,960	20	10	0	2,980
Streetsville	2,120	10	0	0	2,130
<b>City Total</b>	<b>85,280</b>	<b>3,360</b>	<b>5,260</b>	<b>2,780</b>	<b>96,650</b>

Numbers may not add due to round-



# 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	430
Churchill Meadows	810	670	570	1,260	3,310
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	1,110	270	660	100	2,150
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	1,210
Lakeview	220	0	0	10	230
Lisgar	1,410	90	70	60	1,630
Malton	3,200	0	0	10	3,200
Meadowvale	1,850	10	80	0	1,940
Meadowvale Village	1,450	110	1,090	210	2,870
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
<b>City Total</b>	<b>23,730</b>	<b>1,260</b>	<b>2,610</b>	<b>1,740</b>	<b>29,350</b>

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	2,440	260	270	20	2,990
Churchill Meadows	270	310	290	3,310	4,180
City Centre	20	0	0	0	20
Clarkson-Lorne Park	1,940	0	0	170	2,110
Cooksville	800	230	0	100	1,130
Creditview	10	0	0	0	10
Dixie	0	0	0	0	0
East Credit	2,420	840	430	100	3,800
Erin Mills	3,640	0	0	0	3,640
Erindale	970	0	40	50	1,060
Fairview	190	0	0	0	190
Hurontario	3,070	240	540	320	4,170
Lakeview	370	0	0	0	370
Lisgar	680	480	90	100	1,360
Malton	1,130	0	0	0	1,130
Meadowvale	2,820	0	0	0	2,820
Meadowvale Village	350	1,200	670	60	2,280
Mineola	150	0	10	10	170
Mississauga Valleys	1,750	0	0	0	1,750
Port Credit	390	0	190	190	770
Rathwood	1,470	0	40	0	1,500
Sheridan	480	10	0	0	500
Streetsville	890	90	10	60	1,040
<b>City Total</b>	<b>28,050</b>	<b>3,660</b>	<b>2,580</b>	<b>4,500</b>	<b>38,800</b>

Numbers may not add due to round-

# Residential Development By Planning District

## Apartment Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	6,730	180	0	0	6,910
Central Erin Mills	860	4,670	740	0	6,280
Churchill Meadows	0	0	0	2,380	2,380
City Centre	3,050	3,330	840	8,650	15,870
Clarkson-Lorne Park	2,220	440	0	220	2,870
Cooksville	10,540	3,230	0	310	14,070
Creditview	140	200	0	0	340
Dixie	0	0	0	0	0
East Credit	620	960	420	0	2,000
Erin Mills	2,230	0	0	0	2,230
Erindale	1,670	140	0	0	1,810
Fairview	1,950	0	0	610	2,560
Hurontario	4,610	3,100	190	1,030	8,940
Lakeview	2,910	680	0	60	3,640
Lisgar	0	0	0	370	370
Malton	1,840	210	0	30	2,080
Meadowvale	3,880	0	0	0	3,880
Meadowvale Village	0	0	0	0	0
Mineola	0	0	0	0	0
Mississauga Valleys	5,680	280	0	0	5,960
Port Credit	3,440	0	520	310	4,270
Rathwood	2,280	250	180	0	2,710
Sheridan	1,580	0	0	0	1,580
Streetsville	690	120	400	0	1,200
<b>City Total</b>	<b>56,920</b>	<b>17,790</b>	<b>3,290</b>	<b>13,970</b>	<b>91,950</b>

Numbers may not add due to rounding.



# Residential Development By Planning District

## Total Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	13,420	210	30	10	13,660
Central Erin Mills	9,140	5,050	1,010	90	15,310
Churchill Meadows	2,040	1,510	1,970	9,050	14,580
City Centre	3,070	3,330	840	8,650	15,890
Clarkson-Lorne Park	12,880	440	400	390	14,100
Cooksville	16,530	3,490	10	410	20,430
Creditview	2,940	210	0	0	3,150
Dixie	110	0	0	0	110
East Credit	13,970	2,700	2,260	410	19,360
Erin Mills	14,780	50	20	0	14,840
Erindale	6,960	150	40	50	7,200
Fairview	4,200	50	0	610	4,860
Hurontario	15,670	3,450	1,540	1,350	22,010
Lakeview	8,350	680	0	80	9,100
Lisgar	6,550	1,100	1,020	660	9,330
Malton	9,510	210	0	40	9,750
Meadowvale	13,560	40	100	0	13,700
Meadowvale Village	3,750	2,620	3,140	520	10,040
Mineola	3,240	0	10	50	3,300
Mississauga Valleys	9,590	280	0	0	9,870
Port Credit	4,880	0	710	500	6,090
Rathwood	9,390	250	220	0	9,850
Sheridan	5,400	30	10	0	5,440
Streetsville	4,050	220	410	120	4,780
<b>City Total</b>	<b>193,980</b>	<b>26,070</b>	<b>13,740</b>	<b>22,990</b>	<b>256,750</b>

Numbers may not add due to rounding.

