

Welcome to Mississauga Data

This report and other related documents can be found at www.mississauga.ca/data.



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.

Visit our Publications and Open Data Catalogue to find our complete inventory of our freely available information products.

Working on a research project? Contact us below for the latest statistics.

Phone: (905) 615-3200 ext. 5556

Email: eplanbuild.info@mississauga.ca

RSS: <http://feeds.feedburner.com/MississaugaData>

Twitter: www.twitter.com/mississaugadata

Website: www.mississauga.ca/data



Development Conditions

Development activity during 1996 through many sectors in Mississauga could be described as cautious but steady.

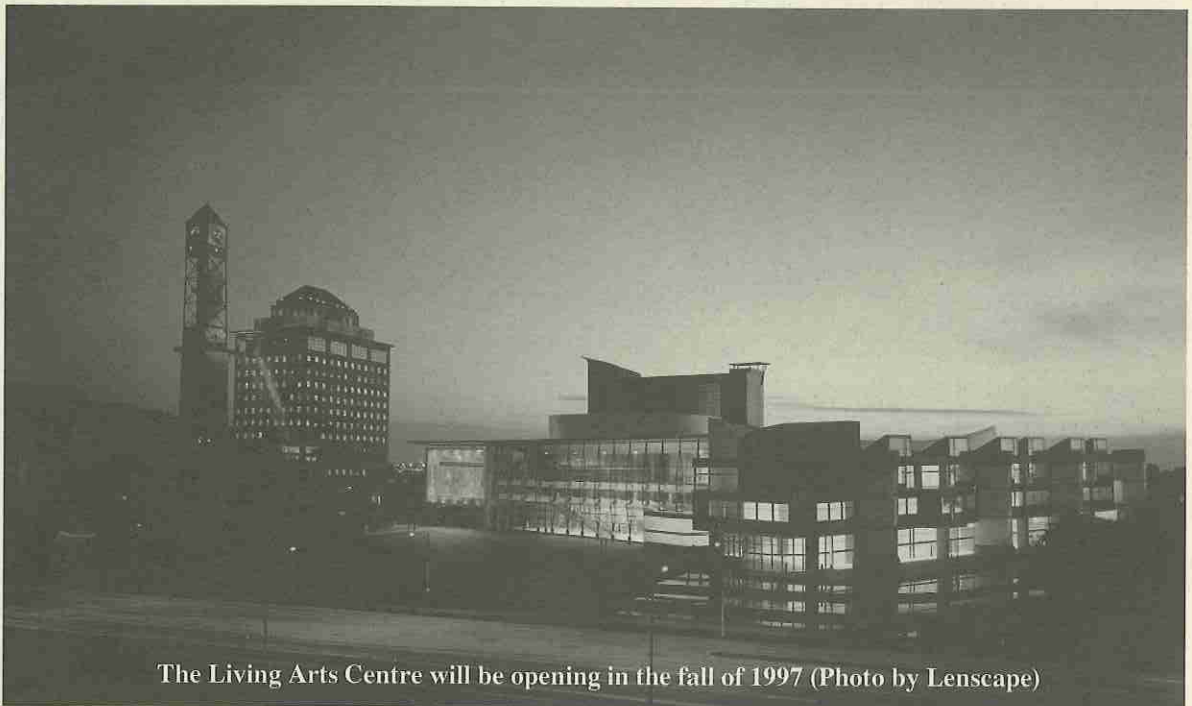
Performance of the retail commercial sector had mixed results in the Toronto area suggesting varying consumer confidence levels. However, declining vacancy rates suggested a recovery was underway.

Demand for office commercial space in Mississauga increased which is expected to have an impact on vacancy rates for lower classes of space and stimulate office development.

Mississauga's industrial vacancy rate continued to decline in 1996 to 7%, from a high of 12% in 1992. Industrial land absorption continued to increase since the

low point in 1993 and approached average absorption levels monitored over the past 25 years. Moreover, Mississauga continued to outperform other municipalities in the GTA in employment land absorption. Indicators such as an 11% increase in the employment level, a net increase of 1,500 businesses and a 10% increase in incoming commuters between 1994 and 1996 all pointed to an improving industrial market in Mississauga in 1996.

Mississauga led the Toronto CMA with 3,067 housing starts in 1996 with Brampton and Toronto following at 2,273 and 1,765 respectively. It is anticipated that the residential market will continue to grow as long as there is land to develop and mortgage rates remain low.



The Living Arts Centre will be opening in the fall of 1997 (Photo by Lenscape)

inside...

Building Permits.....	page 2
Population Forecast & 1996 Census Demographic Information.....	page 3
Retail Commercial Market.....	pages 4-5
Office Commercial Market.....	page 6
Residential Market.....	pages 6-7

Market Matters

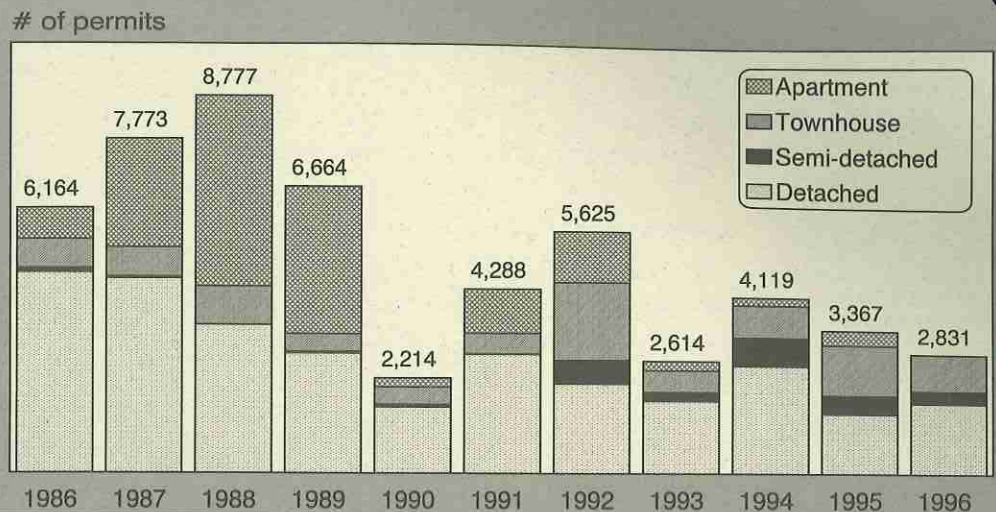
Building Permits

Activity in the residential market was steady with single, semi-detached and row dwelling permit issuances close to 1995 levels. However, there was no apartment building construction during 1996, which accounted for most of the difference between 1995 and 1996.

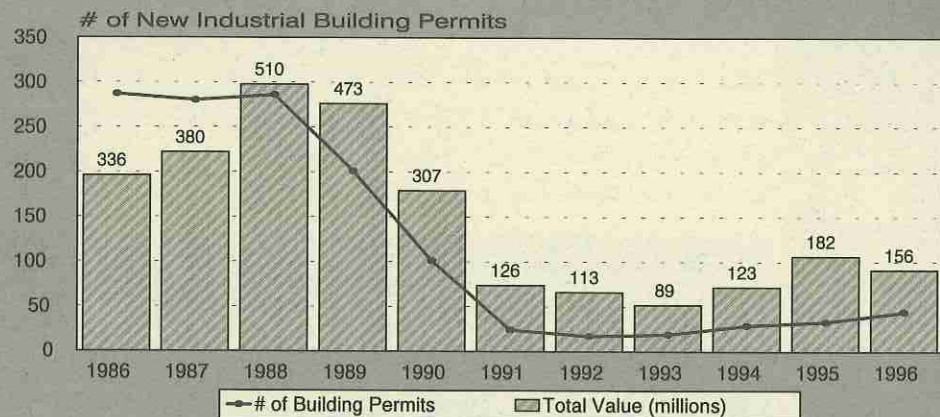
The number of new industrial buildings in 1996 totalled 44, an increase of 11 from 1995. While the number of permits increased, the value of industrial buildings permits was down by 26 million.

The 31 permits issued for office, retail and institutional buildings was up for the second year in a row from 25 in 1995 and 18 in 1994.

Residential Building Permits, 1986-1996



Industrial Building Permits, 1986-1996



Industrial/Commercial/Institutional Building Permits, 1996

Type	# of Permits	#of Buildings	GFA (m ²)	GFA (sq.ft.)	\$ Value
Office	55	1	26,252	282,583	\$8,584,000
Retail	147	27	27,804	299,290	\$24,601,000
Industrial	293	44	254,440	2,738,859	\$156,290,000
Institutional	70	3	14,106	151,841	\$5,710,000
Total	565	75	322,602	3,472,573	\$195,185,000

Note: Includes all permits eg. additions, alterations etc. with the exception of signage. Source: City of Mississauga Building Permits

Population Forecasts by Planning District

Planning District	1996	1997	1998	1999	2000	2001*	2006*
Applewood	38,700	38,500	38,200	37,900	37,767	37,700	36,500
Churchill Meadows	100	100	100	3,800	8,333	10,600	24,700
City Centre	7,600	8,400	9,100	9,800	10,400	10,700	14,200
Clarkson-Lorne Park	41,200	41,100	41,300	41,200	41,267	41,300	39,800
Cooksville	42,100	42,000	41,900	41,900	42,700	43,100	44,700
Creditview	11,800	11,700	11,700	11,600	11,533	11,500	11,000
Dixie	400	400	400	400	400	400	400
East Credit	40,500	43,700	47,800	50,300	51,233	51,700	52,900
Central Erin Mills	25,300	26,700	28,200	29,200	29,933	30,300	32,200
Erin Mills	50,800	50,600	50,300	50,000	49,667	49,500	47,400
Erindale	24,800	24,600	24,500	24,300	24,100	24,000	23,000
Fairview	10,600	10,700	11,100	11,300	11,300	11,300	11,700
Hurontario	44,700	46,600	48,200	49,100	50,633	51,400	55,100
Lakeview	23,200	23,300	23,300	23,300	23,300	23,300	22,800
Lisgar	18,600	21,300	23,400	25,000	26,133	26,700	28,600
Malton	34,900	34,700	34,500	34,300	34,033	33,900	32,600
Meadowvale West	42,900	42,500	42,300	42,000	42,333	42,500	39,700
Meadowvale Village	2,000	5,100	7,700	10,400	12,867	14,100	20,200
Mineola	10,600	10,500	10,500	10,400	10,333	10,300	9,900
Mississauga Valleys	27,600	27,500	27,400	27,300	27,100	27,000	25,900
Port Credit	11,000	11,000	10,900	10,900	10,833	10,800	10,800
Rathwood	34,400	34,200	34,000	33,700	33,433	33,300	32,100
Sheridan	17,900	17,800	17,700	17,600	17,533	17,500	16,700
Streetsville	12,300	12,300	12,300	12,300	12,300	12,300	11,900
Total	574,000	585,300	596,800	608,000	618,800	624,200	644,800

* Refers to a mid-year forecast; all others are end of year forecasts.

NOTES: Incorporates the census under count. Refer to back page for Planning District boundaries.

Source: City of Mississauga Population and Employment Projections, Revised in October 1995

Statistics Canada Releases 1996 Population and Housing Figures

Statistics Canada has released population and dwelling counts; the first of a series of information packages from the 1996 Census. According to the Census, the population in the City of Mississauga as of May 14, 1996 was 544,382 and the City had a total of 172,724 occupied dwellings. The population figure from the 1996 Census does not include an undercount which will be added at a later date. The City's Growth Forecasts for the same time period, midyear 1996 which includes a 3.8% undercount, was 546,920 residents and 171,400 dwelling units.

Market Matters

Estimated Existing Retail Square Footage by Type and District

Planning District	Convenience Commercial	Neighbourhood Commercial	District Commercial	Regional Commercial	Mixed Commercial	Office Commercial	Highway Commercial	Other
Applewood	10600	195031			1069908		178078	60921
Central Erin Mills	10032	132281		773499				
City Centre				1163999	72275	7000		
Clarkson Lorne Park	46060	239147			263157	14600	2040	5585
Cooksville	132595	168805			521324	13550	36185	185115
Creditview	9185	122303						
East Credit	37860	278229						
Erin Mills	24970	269535	250541		254455		206075	
Erindale	57154	3000	151020				5088	40850
Fairview		81738					1400	4850
Hurontario	79859	206882	170720					
Lakeview		186265	428516		365773			24100
Lisgar	12000							
Malton	60360		386942					258300
Meadowvale	81594	78308	364085					
Mineola	19340	25900				40350	6085	27590
Mississauga Valleys	28054	134039					6500	
Port Credit	7877	130600			16100		508030	33750
Pathwood	22300	310802	340005					
Sheridan	39933	105220	459072			8805	22760	
Streetsville	24360	125000			179500			

*NOTE - Gross Floor Area is in square feet and is determined through visual estimates and owner surveys. Source: City of Mississauga Retail Commercial Inventory

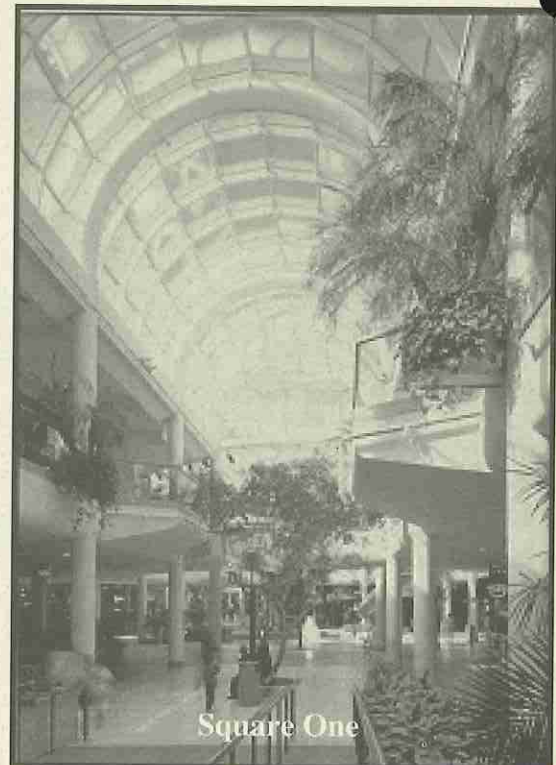
Retail Commercial

During 1996 the retail market in the Toronto area was steady overall, with vacancy rates for regional centres, power centres and suburban strip malls declining. New retail construction in the Toronto area was led by "big box" development from Price Club, Home Depot and The Sports Authority, securing their market shares.

(Royal LePage, 1997 National Market Survey)

During 1996 and 1997, Mississauga's City Centre has seen the development of a number of entertainment and restaurant uses. These have included a new Living Arts Centre; The Collesum, a new type of cinema facility; and Sega City, a large entertainment park. Elsewhere in the City, retail development has included the expansion of the Mavis Road and Dundas Street Power Centres.

The City is in process of completing and reviewing the Retail and Service Commercial Strategies for Mississauga. These strategies are general and strategic in nature and provide guidance as to the amount, form and location of retail and service commercial facilities. They address issues of market opportunity, service levels and the degree of market saturation. Copies of the Retail and Service Commercial Strategies for the South West, South East, North West and Central Areas of the City can be obtained from the Planning and Building Department.



Existing Businesses Summary, Year End 1996

Retail Type	Strips		Centres		Total	
	# of Businesses	GLA* m ² (sq.ft.)	# of Businesses	GLA m ² (sq.ft.)	# of Businesses	GLA m ² (sq.ft.)
Supermarkets & Grocery Stores	12	4,738 (51,000)	99	135,141 (1,454,692)	111	139,879 (1,505,692)
Convenience Food Stores	25	3,145 (33,850)	157	21,816 (234,830)	182	24,960 (268,680)
Other/Specialty Food Stores	22	2,374 (25,550)	175	22,414 (241,271)	197	24,788 (266,821)
General Merchandise Stores	6	11,436 (123,100)	90	178,663 (1,923,172)	96	190,099 (2,046,272)
Pharmacies/Drug Stores	7	988 (10,640)	75	24,029 (258,653)	82	25,017 (269,293)
Shoe Stores	3	242 (2,600)	68	12,514 (134,703)	71	12,755 (137,303)
Clothing Stores	33	6,308 (67,900)	345	75,041 (807,759)	378	81,349 (875,659)
Furnishings & Appliances	57	44,919 (483,525)	262	105,171 (1,132,088)	319	150,090 (1,615,613)
Other Semi-Durable Stores	34	18,470 (198,814)	206	57,851 (622,723)	240	76,321 (821,537)
Other Durable Goods Stores	31	6,159 (66,300)	256	52,585 (566,034)	287	58,744 (632,334)
Other Retail Stores	39	10,494 (112,955)	124	24,247 (260,998)	163	34,740 (373,953)
Restaurants	107	22,903 (246,530)	563	106,098 (1,142,070)	670	129,001 (1,388,600)
Personal Service	70	7,041 (75,793)	378	35,497 (382,103)	448	42,539 (457,896)
Recreation	15	3,632 (39,100)	79	53,438 (575,221)	94	57,070 (614,321)
Other	262	80,082 (862,022)	851	142,464 (1,533,520)	1,113	222,546 (2,395,542)
Total	723	222,930 (2,399,679)	3,728	1,046,968 (11,269,837)	4,451	1,269,898 (13,669,516)
Vacant	62	10,653 (114,672)	534	87,487 (941,736)	596	98,140 (1,056,408)

Note:

The information on existing businesses in the City of Mississauga, was taken from the Retail Commercial Inventory, prepared and updated by the Planning and Building Department. The retail category of other semi-durable stores includes items such as books, stationery, and lawn and garden centres, whereas other durable good stores include items such as sporting goods, camping equipment and jewellery. Other retail store items include beer, wine and liquor as well as pet stores, opticians, and second hand merchandise. The balance of businesses not included in a noted category is included under the retail type of "Other".

* GLA refers to Gross Leasable Area.

Office Commercial

As of December 1996	Existing		Under Application	
	m ² (sq.ft.)	# of Bldgs	m ² (sq.ft.)	# of Bldgs
Airport Corporate	256,709 (2,763,283)	35		
Airport (Others)	199,689 (2,149,505)	30		
City Centre	326,306 (3,512,443)	23	5,712 (61,486)	1
Cooksville	65,845 (708,773)	11	2,986 (32,142)	1
Hurontario	159,379 (1,715,597)	24		
Meadowvale	212,303 (2,285,285)	46	1700 (18,299)	1
Sheridan	39,368 (423,768)	6		
Other	120,979 (1,302,250)	27	863 (9,290)	2
Total	1,380,578 (14,860,904)	202	11,261 (121,216)	5

*NOTE - Office applications only include applications where an office building is proposed. Source: City of Mississauga, Office Inventory

Office Market

Prime office space in Mississauga and the rest of Metro West area* has been under considerable pressure. Office vacancy rates in City Centre, the Hurontario Corridor and Meadowvale fell to 11.8%, 11.0% and 9.3% respectively in 1996 compared to 19.1%, 14.3% and 12.4% in 1995. Meadowvale's single digit vacancy rate is one of the lowest ever recorded in the Metro West area. The total amount of existing office commercial space is 1,380,578 square metres (14,860,904 sq.ft.), with City Centre representing 24%, Airport Corporate 19% and Meadowvale 15%. Currently 11,261 square metres (121,216 sq.ft.) of office space is under application.

*NOTE - The Metro West area (defined by Royal LePage) is from the Toronto fringe to Oakville and includes Brampton

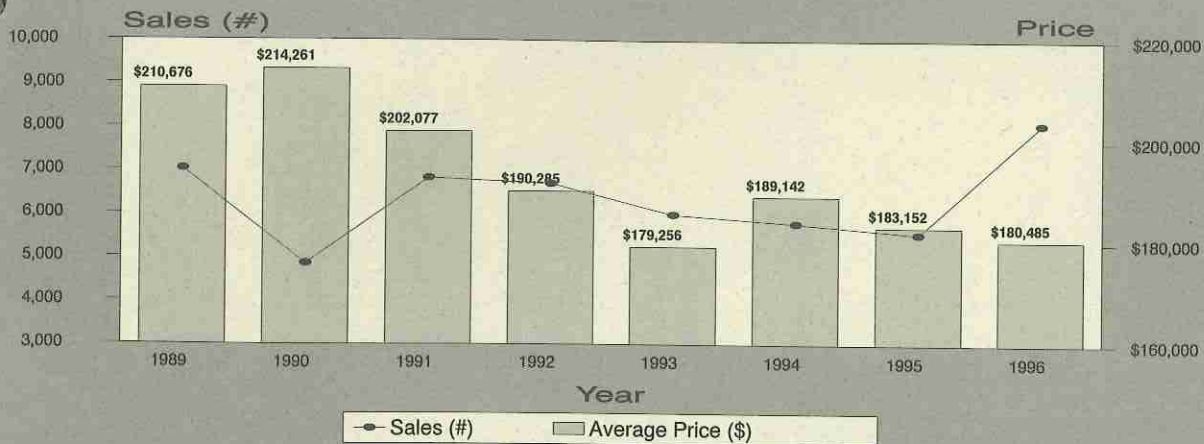
Housing

Residential building permits in 1996 were primarily for single detached homes. Of the 2,831 permits issued 1,669 were issued for detached units. Townhouse and semi-detached housing types accounted for the remainder of the permits, at 876 and 286 units respectively. There were no building permits issued for apartment buildings. Although the overall number of new building permits issued has decreased from 1995, the market gained momentum in 1996 and is expected to continue to increase in 1997. This is mainly due to a stronger economy and affordable mortgage rates.

These conditions also contributed to a strong resale housing market. In 1996 over 8,000 units in Mississauga were resold, representing a 31% increase from last year.

Vacancy rates in Mississauga's rental market eased in 1996. All types of units experienced vacancy rate increases from 1995 to 1996, with an overall rate of 1.7%. Factors contributing to this vacancy rate increase were affordable mortgage rates for new home buyers, a continued trend of youths living at home and welfare cuts that have increased tenant departures from the low end rental market.

Mississauga Resale Activity, Year End 1989-1996



Source: CMHC "Local Housing Market Reports" and The Toronto Real Estate Board, "Market Watch".

City of Mississauga Vacant Rates, 3 Units and Over October 1992-1996

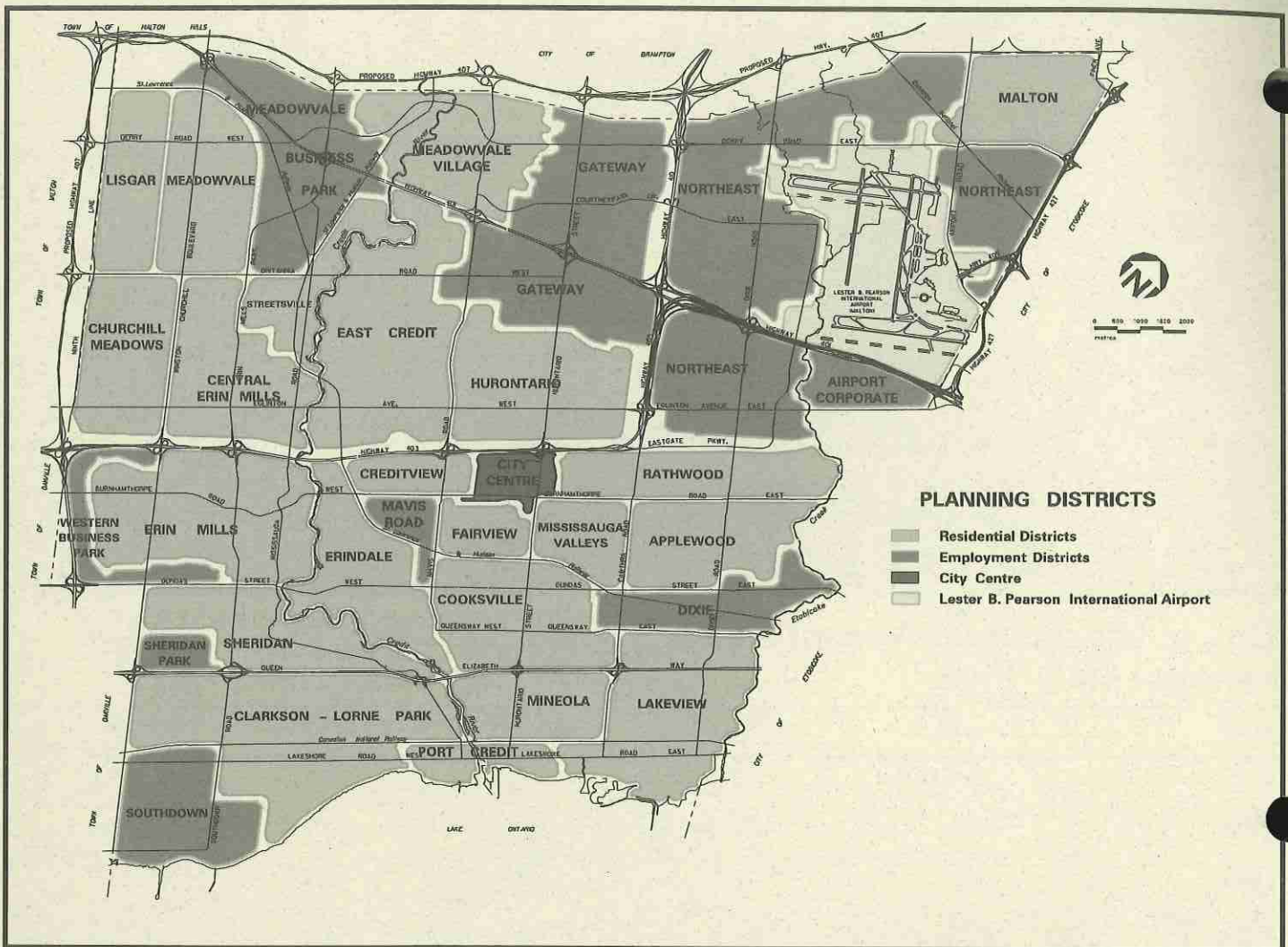
Year	Overall %	Bachelor %	1 Bedroom %	2 Bedroom %	3 Bedroom %
1992	3.1	2.6	2.0	3.6	2.4
1993	2.2	2.9	2.3	1.9	2.9
1994	1.4	1.3	1.9	2.1	1.7
1995	0.6	1.1	0.6	0.5	0.9
1996	1.7	2.3	1.4	1.8	1.6

Source: CMHC Rental Market Report, October, 1992-1996 and The Toronto Real Estate Board, "Market Watch"

Average Rents for the City of Mississauga, October 1992-1996

Unit Type/Area	Year/\$				
	1992	1993	1994	1995	1996
Bachelor	\$508	\$544	\$551	\$563	\$578
1 Bedroom	\$639	\$659	\$675	\$681	\$699
2 Bedroom	\$802	\$821	\$813	\$832	\$847
3 Bedroom	\$867	\$882	\$894	\$906	\$914

Source: CMHC Rental Market Report, October, 1992-1996



Editors:
 Susan Tanabe
 Telephone: 615-3807
 susan.tanabe@city.mississauga.on.ca

 Mike Wilson
 Telephone: 896-5547
 mike.wilson@city.mississauga.on.ca

 Fax: 896-5553

Policy Planning Division
 Planning and Building Department
 City of Mississauga
 300 City Centre Drive
 Mississauga, Ontario
 L5B 3C1