

**DATE:** November 18, 2003

**TO:** Chairman and Members of the Planning and Development Committee

**FROM:** Edward R. Sajecki, Commissioner of Planning and Building

**SUBJECT:** **2002 Building Permit Report**  
**MEETING DATE: December 8, 2003**

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**ORIGIN:** Planning and Building Department

**BACKGROUND:** Attached under separate cover is the *2002 Building Permit Report* newsletter. It reports on building permits issued in 2002 for new residential development and non-residential development. Permits for changes to existing non-residential development are also included. In addition, some comparisons to historical permit activity are provided.

The information is presented in newsletter format to facilitate the dissemination of the data. The newsletter is available from the Planning and Building Department and is posted on the City's Web site.

**COMMENTS:** Some highlights from the 2002 Building Permit Report are as follows:

General

- the total prescribed value in 2002 for building permits reported on in the newsletter is \$1.468 billion. Other

buildings 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 the \$1.468 billion in prescribed value, 68% (\$999 million) was new residential construction, 20% (\$292 million) for new non-residential construction and 12% (\$176 million) for changes to existing non-residential development;

#### Residential Building Permits

- the total prescribed value for all residential construction in 2002 was \$1.031 billion. This is the second year residential construction has exceeded \$1 billion;
- the total number of new residential units issued permits in 2002 was 5,983 units, of which 40% (2,371) were detached units, 25% (1,476) were semi-detached units, 19% (1,167) townhouse units and 16% (969) were for apartments units;
- residential building permits in 2002 were concentrated in the northwest quadrant of the City, mainly in the high growth districts of Churchill Meadows, Meadowvale Village, East Credit, Hurontario, and Lisgar;
- 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 67% of this new residential development attributed to apartments in City Centre, Rathwood, Cooksville, Port Credit and Erin Mills;

### Non-Residential Building Permits

- a total of 81 building permits were issued for new non-residential construction, with a prescribed value of \$292 million;
- new public construction included a long term care facility on Mavis Road and a support services facility for Peel Regional Policy 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 two new office buildings on Buckhorn Gate both contributing over \$13 million in prescribed value, and a new RONA store at the Heartland Town Centre;
- over 70% of new industrial construction was located in the Gateway Planning District, including one multi-tenant industrial building on Courtnepark Drive and two industrial buildings on Cantay Road;
- permits issued for changes to existing development included 43% for commercial, 41% for industrial and 16% for public;
- changes to existing commercial development in 2002 include interior alterations to the Microsoft building on Meadowvale Boulevard and an addition to the Shopping Channel office building on Ambassador Drive;
- of significant note for changes to existing industrial buildings is an addition to the Star Choice communication building on Flavelle Boulevard with a prescribed value of \$4 million;
- noteworthy changes to existing public buildings in 2002 include a permit with a prescribed value of \$21 million,

issued for an addition to the Hershey Centre on Matheson Boulevard East;

- from 2001 to 2002 the total prescribed value for changes to existing non-residential buildings decreased by 30% or \$74 million.

**CONCLUSION:**

The *2002 Building Permit Report* is a newsletter that summarizes buildings permits issued in 2002. Copies of the newsletter are available from the Planning and Building Department and is posted on the City's website.

**RECOMMENDATION:**

That the report titled *2002 Building Permit Report* dated November 18, 2003 from the Commissioner of Planning and Building be received for information.

Original Signed By:

Edward R. Sajecki  
Commissioner of Planning and Building