

DATE: March 2, 2004

TO: Chairman and Members of the Planning and Development Committee

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

SUBJECT: **2003 Building Permit Report**
MEETING DATE: March 22, 2004

ORIGIN: Planning and Building Department

BACKGROUND: Attached under separate cover is the *2003 Building Permit Report* newsletter. The newsletter reports on building permits issued in 2003 for new residential development and non-residential development. Permits for changes to existing non-residential development are also included. In addition, some comparisons of 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 will be posted on the City's Web site.

COMMENTS: Highlights from the newsletter are as follows:

- The total prescribed value in 2003 for building permits reported on in this newsletter is \$1.455 billion. Other building permits not reported on (e.g. temporary structures, inground pools, sprinklers) account for \$52 million in prescribed value, for a total prescribed value for all construction in 2003 of \$1.507 billion.

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- Of the \$1.455 billion in prescribed value, 59% was new residential construction, 25% for new non-residential construction and 16% for changes to existing non-residential development.

Residential

- The total prescribed value for all residential construction in 2003 was \$863 million.
- In 2003, building permits were issued for 5,707 residential units. Of these, 36% (2,040) were for apartment units, 27% (1,520) for detached units, 19% (1,092) for semi-detached units and 18% (1,055) for townhouse units.
- Residential units issued building permits in 2003 were concentrated in the central, western, and northern areas of the City. The largest number of new residential units were in City Centre (1,520 units), Churchill Meadows (1,074 units), and East Credit (805 units).
- The type of residential development in 2003, represents a departure from previous years where detached units have been the largest type of unit developed. The form and pace of development reflects the maturing of the City of Mississauga.

Non Residential

- In 2003, a total of 107 building permits were issued for new non-residential construction projects, with a total prescribed value of \$360 million or 61% of non-residential construction.
- New public buildings included a project which combined a school and library branch with a prescribed value of \$29 million.

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- Significant commercial development included a Bell Mobility office building, the second phase of the Bell Canada Campus, with a prescribed value of over \$21 million.
 - The north-eastern employment districts of Gateway and Northeast continue to dominate new industrial development. The prescribed value for these two districts represented 82% of the total prescribed value for new industrial development in 2003.
 - The total prescribed value of permits issued for new non-residential buildings increased by 23%, or \$67 million from 2002 to 2003.
 - Permits issued for changes to existing development in 2003 reached \$232 million and represented 39% of the total prescribed value for all non-residential permits issued during this year.
 - In 2003, permits issued for changes to existing public development included expansions and alterations to Credit Valley Hospital of \$57 million.
 - Changes to existing industrial buildings included interior alterations to Black Hawk Plastics Automotive of \$8 million, Lily Cup Incorporated of \$7 million and CFM Majestic Vermont Casting of \$4 million.
 - Commercial development represented the largest proportion, 56%, of the changes to existing development permits.
 - The prescribed value for changes to existing development had declined 30% from 2001 to 2002, but increased by \$56 million or 32% from 2002 to 2003.

CONCLUSION:

The *2003 Building Permit Report* is a newsletter that summarizes buildings permits issued in 2003. Copies of the newsletter are available from the Planning and Building Department and will be posted on the City's website.

RECOMMENDATION:

That the report titled *2003 Building Permit Report* dated March 2, 2004 from the Commissioner of Planning and Building be received for information.

Original Signed By: _____

Edward R. Sajecki

Commissioner of Planning and Building