

Mississauga Development Profile 2003

Planning and Building Department, City of Mississauga

September 2003

RESIDENTIAL DEVELOPMENT

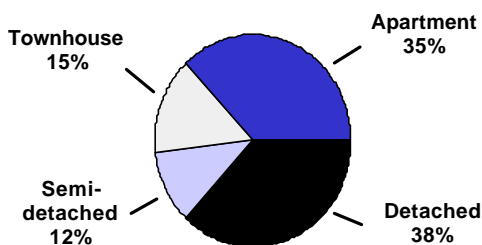
INTRODUCTION

This newsletter reports on the existing and proposed housing in The City of Mississauga as of January 1, 2003. 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. It should be noted that all plexes and units above commercial establishments are included as apartment units. The latter is new data which was collected in 2002. Not included are basement apartment units and units that could result from the redevelopment or intensification of existing residential development.

The information presented in this newsletter uses new data to previously developed by field

Capacity Housing Units by Type



One of Mississauga's newest condominium apartment buildings, The Ovation, located on the south side of Burnhamthorpe Road West, in the City Centre Planning District.

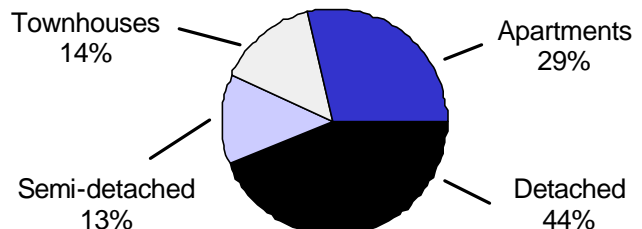
checking all properties in the City of Mississauga in 2000 and 2001 and assigning existing land use codes. The residential data were updated by conducting land use checks for all vacant parcels, for lands issued a building permit in 2002 and for areas of the City undergoing extensive residential construction activity, such as Churchill Meadows, Meadowvale Village and portions of Hurontario and East Credit. The development status of vacant land use parcels was determined by reviewing the designation¹, zoning and status of development applications as of January 1, 2003.

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, 2002.

The existing housing stock consisted of 207,770 units with the following mix: 90,970 detached; 27,340 semi-detached; 30,040 townhouse dwellings; and 59,430 apartment units. Existing units represent about 80% of the City's residential capacity, which is 1% more than last year.

Existing Housing Units by Type



¹ A new official plan, referred to as Mississauga Plan, was approved on May 5, 2003; however, the official plan of record on January 1, 2003 was City Plan. The development potential of vacant lands reported in this newsletter is based on the designation in City Plan, as approved on July 8, 1997 and as amended to January 1, 2003.

City Centre Assumptions

City Centre is a unique area from both a land use and a policy perspective. As such, special assumptions were made for this planning district.

The development information presented in this newsletter includes all existing residential development in City Centre. The estimate of future residential units was based on the amount of vacant lands designated "Mixed Use" in City Plan. As office and retail uses are also permitted on those lands, it was assumed that 70% of the land area would develop for residential purposes. Additionally, as City Centre policies do not limit the number of units which can be constructed, a floor space index (FSI) of 3.5 was applied, based on observed recent development in the district. The FSI relates building size (floor space) to the land area of the property. Once floor space was estimated, the number of units were obtained using an average apartment unit size of 93 m² (1,000 sq.ft.).

Although residential units are permitted in the City Centre's "Retail Core" designation, it was assumed that those lands would be developed exclusively for retail land uses. Also, given the abundant apartment unit supply available on lands designated "Mixed Use", provision for residential redevelopment was not considered.

Mississauga's three trailer parks are included in the residential detached unit count of this newsletter and remain unchanged from last year. Applewood has the largest trailer park with 239 mobile homes, Cooksville has 50 and Malton has 24 units, totalling 313 units for the City.

The Planning and Building Department is continuously improving data sources and collection techniques to more quickly and accurately represent existing and anticipated residential units. In 2002, a new mixed use database capturing existing apartment units over commercial properties was created. Surveys were sent to all owners of mixed use lands, yielding over a 60% return rate. Extensive site checks were completed to obtain data for the remaining locations. This new inventory has increased Mississauga's reported apartment stock by approximately 820 units, for a total of 2,700 apartments in a mixed use environment. The majority of these units are in Port Credit (40.7%), City Centre (18.5%), Hurontario (13.6%), Streetsville (7.7%) and Cooksville (7.3%).



An example of an established mixed use development in the Port Credit Planning District.

Up until last year, the Cooksville Planning District, one of Mississauga's established areas, had the largest number of existing residential units. However, in 2002,

the Hurontario Planning District, one of Mississauga's new, high growth districts, surpassed Cooksville, with 17,050 (8.2%) units. Cooksville is in second place with 16,640 (8.0%) of existing units. These two districts are followed closely by East Credit with 15,270 units (7.4%), Erin Mills with 14,710 units (7.1%), Meadowvale with 13,930 units (6.7%), Applewood with 13,540 units (6.5%) and Clarkson-Lorne Park with 13,390 units (6.4%). Churchill Meadows, Meadowvale Village, East Credit and Hurontario together have had an increase of 4,190 units, capturing 71% of all new housing units in 2002. Permits were issued for four apartment buildings in City Centre, Cooksville, Erin Mills and Rathwood, totalling 913 units, 15% of new units.

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.

The committed category is comprised of 29,750 residential units, or 11.5% of the City's residential capacity and 58.5% of vacant residential land capacity. Approximately 80% of those committed units (23,690) are apartments, of which almost half (10,970) are in the City Centre Planning District. About 16.7% (4,960) of committed residential units consist of detached, semi-detached and townhouse units to be built in Meadowvale Village, Churchill Meadows, Lisgar and East Credit.

Long Term Care Facilities and Retirement Homes

Long term care facilities and retirement homes have been classified “residential institutional” type housing and have not been included in the residential unit count.

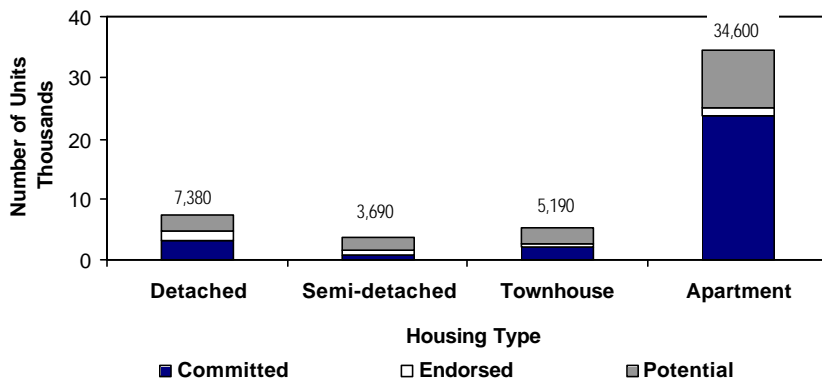
Long term care facilities house people who require significant assistance for everyday living, usually including daily medical care. These facilities are regulated by the Province of Ontario and some services are funded by the Province. In 2002, permits were issued for three new long term care facilities known as Yee Hong Centre, Cawthra Gardens and Malton Village. These new facilities will add 554 beds. In total, there are approximately 2,420 long term care beds in Mississauga, an increase of 30% over 2001.



The Yee Hong Centre includes a 200-bed long term care facility, a daycare and community centre.

Retirement homes are not regulated. They provide semi-independent living and some services. Retirement homes vary greatly in the types and sizes of accommodation, and the services provided. Trends in newer facilities are toward more private rooms, larger units and activities for more active people. One new retirement home, The Regency by Alert Care, was issued a building permit in 2002. The Regency has 87 units and is located on Mississauga Road North in Port Credit. Mississauga has approximately 1,165 existing retirement units and an additional 270 units currently in the development process.

Unbuilt Housing Units by Type and Development Status



ENDORSED APPLICATIONS

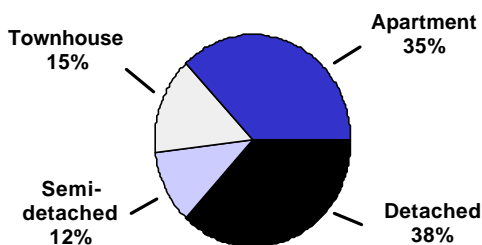
Endorsed applications refers to vacant lands which are subject to a development proposal for which City Council has adopted a recommendation approving the application. While approved by City Council, these applications have not completed the development application process and may still be subject to appeal to the Ontario Municipal Board.

There are 4,440 units in this category, almost 2% of the City's residential capacity and 8.7% of vacant residential land capacity. Over 87% of these units are in the

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 accounts for about 6.5% (16,670 units) of the City's residential capacity and 32.8% of vacant land capacity. Seventy-eight percent of the potential residential development is located in the Churchill Meadows and Hurontario Planning Districts. The 8,080 units in Churchill Meadows are made up of 37% apartment, 23% detached, 21% townhouses and 19% semi-detached dwellings. The 4,870 units in Hurontario are made up of 57% apartments, 15% townhouses, 28% detached and semi-detached.

Capacity Housing Units by Type



POTENTIAL DEVELOPMENT

Potential development refers to vacant lands where the zoning does not conform to the City Plan

Overall potential residential development includes 57% apartments, 15% townhouses, 28% detached and semi-detached units.

As of January 1, 2003 there were 54 applications for 10,061 residential units in process that were not endorsed by City Council. Proposed apartments made up 55.5% of those units, followed by 22.5% townhouses, 16% detached and 6% semi-detached dwellings.

Residential Development By Planning District Detached Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	3,340	0	30	20	3,390
Central Erin Mills	5,380	90	0	90	5,550
Churchill Meadows	2,450	910	40	1,890	5,280
City Centre	0	0	0	0	0
Clarkson-Lorne Park	7,200	230	10	30	7,480
Cooksville	3,610	10	10	10	3,630
Creditview	2,680	0	0	0	2,690
Dixie	40	0	0	0	40
East Credit	10,310	170	380	50	10,910
Erin Mills	6,950	20	20	20	7,000
Erindale	2,690	20	0	0	2,710
Fairview	1,720	70	0	0	1,790
Hurontario	7,310	100	410	40	7,870
Lakeview	4,840	80	0	0	4,920
Lisgar	5,250	560	0	110	5,920
Malton	3,310	20	0	0	3,330
Meadowvale	5,390	0	0	0	5,390
Meadowvale Village	3,360	810	610	450	5,240
Mineola	2,930	20	0	0	2,950
Mississauga Valleys	1,140	0	0	0	1,140
Port Credit	1,000	0	0	0	1,000
Rathwood	4,790	20	10	0	4,820
Sheridan	3,050	10	0	0	3,060
Streetsville	2,230	10	0	0	2,240
City Total	90,970	3,160	1,510	2,710	98,350

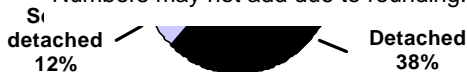
Numbers may not add due to rounding.

Residential Development By Planning District Semi-Detached Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	1,550	0	0	10	1,560
Central Erin Mills	430	0	0	20	450
Churchill Meadows	2,000	390	230	1,500	4,120
City Centre	0	0	0	0	0
Clarkson-Lorne Park	1,950	0	0	0	1,950
Cooksville	1,610	0	0	0	1,620
Creditview	250	0	0	0	250
Dixie	70	0	0	0	70
East Credit	1,630	230	260	20	2,140
Erin Mills	1,870	0	0	10	1,890
Erindale	1,780	0	0	0	1,780
Fairview	310	0	0	0	310
Hurontario	1,110	0	30	30	1,170
Lakeview	280	10	0	0	290
Lisgar	2,060	80	0	190	2,330
Malton	3,230	0	0	0	3,240
Meadowvale	1,840	0	0	0	1,840
Meadowvale Village	2,430	150	290	210	3,090
Mineola	140	0	0	0	140
Mississauga Valleys	1,020	0	0	0	1,020
Port Credit	20	0	0	0	20
Rathwood	980	0	0	0	980
Sheridan	390	0	0	0	390
Streetsville	390	0	0	0	390
City Total	27,340	870	820	2,000	31,010

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Numbers may not add due to rounding.



Residential Development By Planning District Townhouse Units

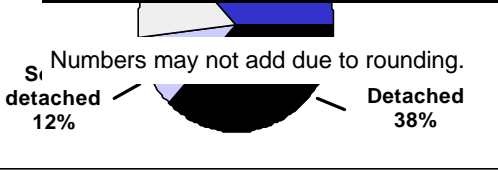
Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	1,800	20	0	0	1,830
Central Erin Mills	2,690	60	0	30	2,780
Churchill Meadows	730	410	10	1,710	2,860
City Centre	20	0	0	0	20
Clarkson-Lorne Park	1,610	10	0	20	1,640
Cooksville	840	110	0	10	970
Creditview	10	0	0	0	10
Dixie	0	0	0	0	0
East Credit	2,710	270	200	40	3,220
Erin Mills	3,600	10	0	0	3,610
Erindale	1,040	0	0	20	1,060
Fairview	190	0	0	0	190
Hurontario	3,730	130	210	390	4,460
Lakeview	440	0	0	0	440
Lisgar	680	30	0	70	790
Malton	1,130	0	0	0	1,130
Meadowvale	2,820	0	0	0	2,820
Meadowvale Village	600	950	170	90	1,820
Mineola	150	0	20	50	220
Mississauga Valleys	1,750	0	0	0	1,750
Port Credit	560	10	10	20	590
Rathwood	1,500	0	0	80	1,580
Sheridan	500	0	0	0	500
Streetsville	930	0	10	0	950
City Total	30,040	2,020	630	2,540	35,230

Numbers may not add due to rounding.

Residential Development By Planning District Apartment Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	6,840	70	0	0	6,910
Central Erin Mills	900	3,840	0	130	4,860
Churchill Meadows	0	700	0	2,990	3,690
City Centre	3,520	10,970	200	360	15,050
Clarkson-Lorne Park	2,620	0	0	0	2,620
Cooksville	10,580	2,470	0	790	13,840
Creditview	140	240	0	0	390
Dixie	30	0	0	0	30
East Credit	620	560	420	60	1,660
Erin Mills	2,280	10	0	0	2,290
Erindale	1,690	0	0	0	1,690
Fairview	1,960	1,820	0	90	3,870
Hurontario	4,900	2,180	190	4,410	11,680
Lakeview	3,110	280	0	0	3,380
Lisgar	0	0	0	440	440
Malton	1,920	80	0	30	2,030
Meadowvale	3,880	0	0	0	3,880
Meadowvale Village	0	0	0	0	0
Mineola	40	0	0	0	40
Mississauga Valleys	5,680	230	0	0	5,920
Port Credit	3,840	200	280	120	4,430
Rathwood	2,510	0	0	0	2,510
Sheridan	1,580	0	0	0	1,580
Streetsville	810	40	400	0	1,250
City Total	59,430	23,690	1,490	9,420	94,030

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Residential Development By Planning District Total Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	13,540	100	30	30	13,690
Central Erin Mills	9,390	3,990	0	270	13,650
Churchill Meadows	5,180	2,410	280	8,080	15,950
City Centre	3,540	10,970	200	360	15,070
Clarkson-Lorne Park	13,390	240	10	60	13,700
Cooksville	16,640	2,600	10	810	20,060
Creditview	3,080	250	0	0	3,340
Dixie	140	0	0	0	140
East Credit	15,270	1,230	1,260	180	17,930
Erin Mills	14,710	40	20	30	14,790
Erindale	7,200	20	0	20	7,240
Fairview	4,170	1,890	0	90	6,160
Hurontario	17,050	2,410	850	4,870	25,170
Lakeview	8,670	370	0	0	9,040
Lisgar	8,000	670	0	810	9,480
Malton	9,590	110	0	40	9,730
Meadowvale	13,930	0	0	0	13,930
Meadowvale Village	6,400	1,910	1,080	760	10,140
Mineola	3,260	20	20	50	3,350
Mississauga Valleys	9,590	230	0	0	9,820
Port Credit	5,410	210	280	140	6,040
Rathwood	9,780	20	10	60	9,890
Sheridan	5,500	10	0	0	5,520
Streetsville	4,350	50	410	0	4,810
City Total	207,770	29,750	4,440	16,670	258,620

Numbers may not add due to rounding.