



Corporate Report

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DATE: August 30, 2005

TO: Chair and Members of the Planning and Development Committee
Meeting Date: September 19, 2005

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Mississauga Development Profile 2005 – Residential Development**

RECOMMENDATION: That the report titled "*Mississauga Development Profile 2005 – Residential Development*" dated August 30, 2005, from the Commissioner of Planning and Building be received for information.

BACKGROUND: Attached under separate cover, is the newsletter *Mississauga Development Profile 2005 – Residential Development*, which provides an overview of residential development in the City of Mississauga to January 1, 2005.

The data in the newsletter are a summary of more detailed information maintained to monitor residential development activity and to project future growth. The data were compiled from a combination of building permit issuances, official plan designations, zoning, development applications, aerial photos and site checks.

The data have been presented in newsletter format to facilitate their dissemination. The *Mississauga Development Profile 2005 – Residential Development* is available from the Planning and Building Department and is posted on the City's website.

COMMENTS:Definitions

The following definitions have been used:

- development capacity is divided into existing development and the development anticipated to occur on vacant lands;
- the existing category includes built and under construction development;
- vacant land has been divided into three categories: committed development, endorsed development applications and potential development;
- committed development refers to vacant lands where the zoning complies with the official plan designation and for which no building permits have been issued;
- endorsed applications refer to vacant lands 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 applications process and are still subject to appeal to the Ontario Municipal Board;
- potential development refers to vacant lands where the zoning does not conform to the official plan designation and a development application, if submitted, has not yet been endorsed by City Council. The amount of development estimated to occur is based on what would be permitted by the official plan; and
- the newsletter provides information on residential development by type of housing unit. All plexes and units above commercial uses are included as apartment units and mobile homes are included as detached dwellings. Not included in the data are basement apartment units, retirement homes and long term care facilities. Also not included are units that could result from the redevelopment or intensification of existing residential development and developed lands which do not conform to the official plan.

Assumptions

Data presented in the 2005 newsletter are not entirely comparable to previously reported information for the following reasons:

- density assumptions have been modified to assume the maximum permitted density. This is in recognition that Mississauga has largely exhausted its greenfield lands and that development will be more intensive;
- new development assumptions have been prepared for City Centre that reflect densities observed since 2000. Also, it has been assumed that redevelopment of large surface parking areas and some existing development would occur. This largely accounts for the increase in apartment units; and
- data base adjustments through the year as part of normal updating and verification.

Highlights

Highlights from the *Mississauga Development Profile 2005 – Residential Development* newsletter are as follows:

- there are approximately 217,000 existing residential units in Mississauga of which 43% (93,000) are detached, 13% (29,000) are semi-detached, 15% (32,000) are townhouses and 29% (63,000) are apartments. Existing units represent almost 79% of the City's residential capacity;
- approximately 58,000 residential units could be built on vacant residential lands. This represents over 21% of the City's residential capacity of which 15% (41,000) is committed development, 1% (3,000) is endorsed development applications and 5% (14,000) is potential development; and
- at capacity development, Mississauga will have approximately 275,000 residential units. The expected unit mix will be approximately 36% (99,000) detached, 12% (32,000) semi-detached, 13% (37,000) townhouse and 39% (107,000) apartments.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Mississauga is at an important juncture in its development history. The last greenfield areas are now being built and development will increasingly be in the form of infill and redevelopment. The *Mississauga Development Profile 2005 – Residential Development* summarizes existing residential development and development opportunities on vacant lands. The newsletter is available from the Planning and Building Department and is posted on the City's website.

ATTACHMENT: Under separate cover – “*Mississauga Development Profile 2005 – Residential Development*”

Edward R. Sajecki
Commissioner of Planning and Building

Mississauga Development Profile 2005

Planning and Building Department, City of Mississauga

August 2005

RESIDENTIAL DEVELOPMENT

INTRODUCTION

This newsletter reports on the existing and proposed housing in the City of Mississauga as of January 1, 2005. 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. Additionally, intensification of selected surface parking areas was considered for the City Centre Planning District (see *A New Look at Development Capacity for City Centre*, page 2 for details). Anticipated residential development has been divided into the following three categories: committed development; units subject to endorsed applications; and estimates of potential housing units on lands with residential designations.

Housing types are categorized as detached, semi-detached, townhouse dwellings and apartment units. All plexes and units above commercial establishments are included as apartment units. Mobile homes are included as detached dwellings. Not included are basement apartment units, retirement homes, long term care facilities and units that could result from the redevelopment or intensification of existing residential development. Also not included are developed lands which do not conform to the Official Plan (Mississauga Plan).

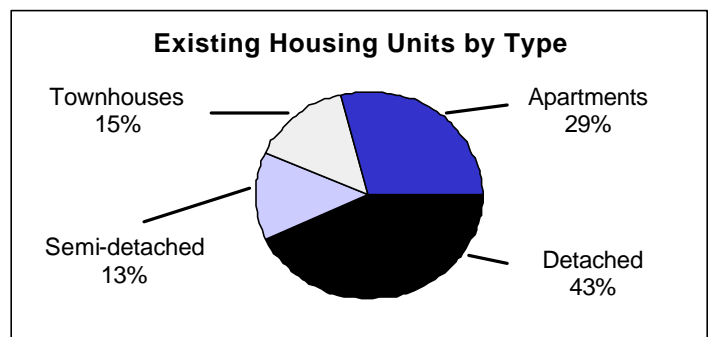
The information presented in this newsletter uses data collected in a similar manner as last year. The data were developed by field checking all properties in the City of Mississauga in 2000 and 2001 and assigning existing land use codes. The residential data were updated by conducting land use checks for all vacant parcels, for lands issued a building permit from 2002 to 2004, and for areas of the City undergoing extensive residential construction activity, such as Churchill Meadows and Meadowvale Village. The development status of vacant land use parcels was determined by reviewing the Mississauga Plan designation, zoning and status of development applications as of January 1, 2005.

The data are not entirely comparable to previously reported information for a variety of reasons. As in previous reports, the designations in Mississauga Plan are the basis for determining the development potential of vacant lands. These designations permit development within a prescribed density range. In the past, the assumed density within the permitted range was based on a density analysis of recent developments. Mississauga is currently in a transition from a fast growing greenfields municipality to an urban community with extensive infill and redevelopment occurring. As a result, development will be more intensive. To recognize this trend, this year's calculations for potential development are based on maximum permitted densities. Current development in City Centre is illustrative of this more intensive housing trend. As such, new assumptions for development capacity in City Centre are also used this year. Further, adjustments to residential base data are made throughout the year as part of normal updating and verification.

EXISTING DEVELOPMENT

Existing residential units are defined as housing units built, under construction or for which building permits have been issued as of January 1, 2005. For detached and semi-detached units, only those units where construction has commenced were included.

The existing housing stock consisted of 217,000¹ units with the following mix: 93,000 detached; 29,000 semi-detached;



¹ Numbers on pages one to three have been further rounded from the data presented on pages four to eight. Numbers may not add due to rounding.

A New Look at Development Capacity for City Centre

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

In recent years, City Centre has experienced extensive growth with developments at density levels higher than previously experienced in Mississauga. To plan for infrastructure, a development scenario for City Centre was prepared. It is important to note that the scenario is not a growth forecast as it is based on land supply data only and does not consider demand factors. It is appropriate to view the development scenario as an estimate of the capacity in City Centre.

Based on the development trends currently being observed in City Centre, the City's vision for the City Centre and the intensification goals of the Province, the assumptions used for the development scenario result in development capacity substantially larger than previously reported.

The development information presented in this newsletter includes all existing residential development in City Centre. The estimate of future residential units was derived from the amount of vacant lands, the intensification of several large surface parking areas designated "Mixed Use" in Mississauga Plan and some redevelopment. For intensification sites, it was assumed that the new development would replace existing surface parking and provide parking for the new floor area below grade.

As office and retail uses are also permitted on lands designated "Mixed Use", it was assumed that 70% of the vacant and intensification sites land area would develop for residential purposes. Unit numbers from all development applications, including site plan and unendorsed master plan applications, submitted as of

(Continued on page 3)

32,000 townhouse dwellings; and 63,000 apartment units. Existing units represent approximately 79% of the City's residential capacity. This figure decreased over 4% from last year due to the City's overall increase in capacity resulting from higher density assumptions, particularly in City Centre.

The Hurontario Planning District continues to be the district with the most residential units but is followed closely by Cooksville and East Credit. Other districts with over 10,000 existing dwelling units are Erin Mills, Meadowvale, Applewood and Clarkson-Lorne Park.

The majority of new residential units were in City Centre, Churchill Meadows, Fairview and Cooksville. Together, these districts had an increase of approximately 3,000 units, capturing approximately 70% of all new housing units in 2004. These figures do not include new retirement dwelling units.

Permits were issued for ten apartment buildings - four in City Centre, three in Port Credit, and

one each in Central Erin Mills, Fairview and Hurontario, totalling over 1,800 units. Five of the apartment buildings are mixed use, providing some commercial space in addition to residential. In addition, three retirement homes were issued permits in 2004, AMICA and Chartwell in City Centre and Sunrise Assisted Living in Erin Mills, providing over 300 additional retirement units in Mississauga.

COMMITTED DEVELOPMENT

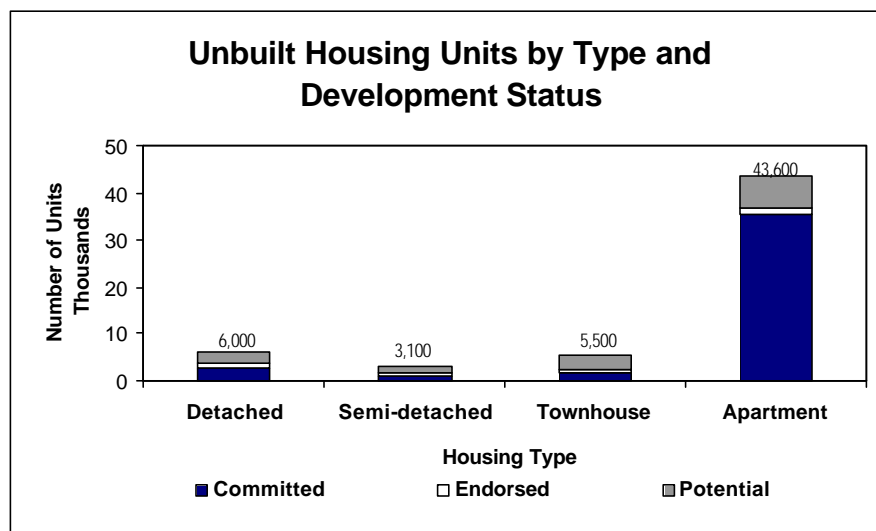
Committed development refers to vacant lands that are designated and zoned for residential uses and for which no building permit has been issued. In the case of freehold units (e.g. detached, semi-detached and street townhouses), plans of subdivision that have been registered are included. The committed category represents the largest change, increasing 72% over last year, largely due to the new City Centre capacity assumptions.

The committed category is comprised of almost 41,000 residential units, or approximately 15% of the City's

residential capacity and 70% of vacant residential land capacity. The vast majority of those committed units are apartments, of which over 70% are in the City Centre Planning District. Over 10% of committed residential units consist of detached, semi-detached and townhouse units to be built in Churchill Meadows, East Credit, Meadowvale Village, Lisgar and Hurontario.



Thirty-five storey twin towers located in City Centre are the most dense residential developments in Mississauga with an average FSI of over 8.0 (861 uph/349 upa).



It should be noted that if all committed school sites were to develop for schools an over count of approximately 1,400 units would result, with the majority in the Churchill Meadows District.

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 almost 3,500 units in this category, over 1% of the City's residential capacity and 6% of vacant residential land capacity. Over 86% of endorsed units are located in the northwest quadrant of the City in the Meadowvale Village, East Credit, Hurontario, Streetsville, Lisgar and Churchill Meadows Planning Districts. Approximately 46% of units associated with endorsed applications are detached and semi-detached, 16% are townhouses, and 38% are apartments.

POTENTIAL DEVELOPMENT

Potential development refers to vacant lands where the zoning does not conform to the Mississauga 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 the maximum density permitted by Mississauga Plan.

This category accounts for about 5% (14,000 units) of the City's residential capacity and 24% of vacant land capacity. Almost 82% of the potential residential development is located in the Churchill Meadows and Hurontario Planning Districts. The 7,000 units in Churchill Meadows are made up of 34% townhouses, 26% detached, 22% apartments and 18% semi-detached dwellings. Over 99% of the 4,000 units in Hurontario are made up of apartments and townhouses, with less than 1% of detached and semi-detached units.

Overall potential residential development includes 49% apartments, 23% townhouses, 28% detached and semi-detached units.

November 2004, were used in calculating capacity. Further, City Centre policies do not limit the number of units which can be constructed. For the purposes of this profile a floor space index (FSI) of 5.6 was assumed. This FSI was determined by calculating the average FSI for all residential buildings in City Centre built since 2000.

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.) and an average townhouse unit size of 111.5 m² (1,200 sq.ft.).

Although residential units are permitted in the City Centre's "Retail Core" designation, it was assumed that those lands would be developed for retail and office land uses.

As a result of the revised development assumptions, the estimated residential capacity for City Centre has more than doubled over last year to approximately 32,000 units.

It should be noted that if all potential school sites were to develop for schools an over count of approximately 100 units would result. All units are in Churchill Meadows Planning District.

As of January 1, 2005 there were 37 applications for approximately 12,000 residential units in process that were not yet endorsed by City Council. Apartments made up 77% of these units, followed by townhouses and detached with 10% each, and 3% semi-detached dwellings.

In conclusion, at capacity development, Mississauga will have approximately 275,000 residential units. The expected unit mix will be approximately 36% (99,000) detached, 12% (32,000) semi-detached, 13% (37,000) townhouse and 39% (107,000) apartment.

Residential Development By Planning District Detached Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	3,340	40	0	10	3,380
Central Erin Mills	5,420	110	0	100	5,630
Churchill Meadows	3,390	1,330	10	1,860	6,590
City Centre	0	0	0	0	0
Clarkson-Lorne Park	7,360	30	0	10	7,400
Cooksville	3,600	60	10	0	3,670
Creditview	2,660	30	0	0	2,690
Dixie	40	0	0	0	40
East Credit	10,540	200	90	0	10,820
Erin Mills	7,160	10	20	0	7,190
Erindale	2,690	60	0	0	2,750
Fairview	1,730	90	0	0	1,810
Hurontario	7,300	40	370	10	7,720
Lakeview	4,830	90	0	0	4,920
Lisgar	5,600	300	0	0	5,910
Malton	3,340	20	0	0	3,370
Meadowvale	5,350	10	0	0	5,360
Meadowvale Village	3,520	100	460	380	4,450
Mineola	2,950	50	0	0	3,010
Mississauga Valleys	1,140	0	0	0	1,140
Port Credit	1,000	0	0	0	1,000
Rathwood	4,770	70	0	0	4,840
Sheridan	3,020	10	0	0	3,030
Streetsville	2,170	30	30	0	2,230
City Total	92,940	2,660	980	2,370	98,950

Numbers in tables have been rounded to the nearest ten. 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	0	1,550
Central Erin Mills	430	0	0	30	460
Churchill Meadows	2,700	640	120	1,280	4,750
City Centre	0	0	0	0	0
Clarkson-Lorne Park	1,960	0	0	0	1,960
Cooksville	1,610	0	0	0	1,610
Creditview	240	0	0	0	250
Dixie	70	0	0	0	70
East Credit	1,940	60	170	0	2,180
Erin Mills	1,870	0	0	0	1,880
Erindale	1,770	0	0	0	1,770
Fairview	300	0	0	0	300
Hurontario	1,160	100	0	10	1,260
Lakeview	300	10	0	0	310
Lisgar	2,210	0	0	0	2,210
Malton	3,230	0	0	0	3,240
Meadowvale	1,820	0	0	0	1,820
Meadowvale Village	2,700	130	300	210	3,340
Mineola	140	0	0	0	140
Mississauga Valleys	1,020	0	0	0	1,020
Port Credit	20	0	0	0	20
Rathwood	970	0	0	0	970
Sheridan	380	0	0	0	380
Streetsville	420	0	0	0	420
City Total	28,830	950	590	1,530	31,910

Numbers in tables have been rounded to the nearest ten. 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	30	0	0	1,840
Central Erin Mills	2,760	0	0	0	2,760
Churchill Meadows	1,210	580	10	2,400	4,190
City Centre	20	70	0	0	90
Clarkson-Lorne Park	1,610	10	0	20	1,630
Cooksville	1,150	70	0	0	1,220
Creditview	10	0	0	0	10
Dixie	0	0	0	0	0
East Credit	2,810	370	110	120	3,420
Erin Mills	3,620	0	0	0	3,620
Erindale	1,060	0	0	0	1,060
Fairview	190	0	0	0	190
Hurontario	4,000	110	100	480	4,690
Lakeview	440	0	0	0	440
Lisgar	680	0	240	120	1,040
Malton	1,130	150	0	0	1,280
Meadowvale	2,820	0	0	0	2,820
Meadowvale Village	930	260	120	40	1,350
Mineola	200	0	0	0	200
Mississauga Valleys	1,750	0	0	0	1,750
Port Credit	560	60	0	0	610
Rathwood	1,590	0	0	0	1,590
Sheridan	500	0	0	0	500
Streetsville	1,030	30	0	0	1,070
City Total	31,880	1,740	570	3,180	37,360

Numbers in tables have been rounded to the nearest ten. Numbers may not add due to rounding.

Residential Development By Planning District Apartment Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	6,980	70	0	0	7,050
Central Erin Mills	1,300	3,200	0	0	4,500
Churchill Meadows	0	980	0	1,570	2,550
City Centre	6,270	25,220	0	390	31,870
Clarkson-Lorne Park	2,620	0	50	0	2,660
Cooksville	10,580	980	0	570	12,130
Creditview	140	500	0	0	640
Dixie	40	0	0	0	40
East Credit	620	490	420	150	1,680
Erin Mills	2,290	0	0	0	2,290
Erindale	1,690	0	0	0	1,690
Fairview	2,240	440	200	300	3,180
Hurontario	4,930	2,640	0	3,770	11,340
Lakeview	3,110	400	0	0	3,510
Lisgar	0	0	0	0	0
Malton	1,910	100	0	0	2,000
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	460	0	0	6,140
Port Credit	4,000	10	230	50	4,290
Rathwood	2,510	0	0	20	2,530
Sheridan	1,580	0	0	0	1,580
Streetsville	800	20	400	0	1,220
City Total	63,200	35,510	1,300	6,810	106,810

Numbers in tables have been rounded to the nearest ten. Numbers may not add due to rounding.

Residential Development By Planning District Total Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	13,670	140	0	10	13,820
Central Erin Mills	9,910	3,310	0	120	13,340
Churchill Meadows	7,300	3,530	140	7,110	18,070
City Centre	6,290	25,290	0	390	31,960
Clarkson-Lorne Park	13,560	40	50	20	13,660
Cooksville	16,940	1,100	10	570	18,620
Creditview	3,060	530	0	10	3,600
Dixie	150	0	0	0	150
East Credit	15,920	1,120	800	270	18,110
Erin Mills	14,940	20	20	0	14,970
Erindale	7,210	60	0	0	7,270
Fairview	4,470	530	200	300	5,490
Hurontario	17,380	2,900	470	4,270	25,010
Lakeview	8,670	500	0	10	9,180
Lisgar	8,500	300	240	120	9,160
Malton	9,610	270	0	0	9,880
Meadowvale	13,870	10	0	0	13,880
Meadowvale Village	7,150	490	880	620	9,140
Mineola	3,330	50	0	0	3,380
Mississauga Valleys	9,590	460	0	0	10,050
Port Credit	5,580	60	230	50	5,920
Rathwood	9,840	70	0	20	9,930
Sheridan	5,480	10	0	0	5,490
Streetsville	4,430	80	430	0	4,940
City Total	216,850	40,850	3,440	13,900	275,030

Numbers in tables have been rounded to the nearest ten. Numbers may not add due to rounding.