

Mississauga Development Profile 2006

Planning and Building Department, City of Mississauga

November 2006

RESIDENTIAL DEVELOPMENT

INTRODUCTION

This newsletter reports on the existing and proposed housing in the City of Mississauga as of January 1, 2006. 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 *Development Capacity for City Centre*, page 2) and redevelopment sites subject to an endorsed application have been included.

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 intensification of existing residential development or the re-development of lands which do not conform to the Official Plan (Mississauga Plan).

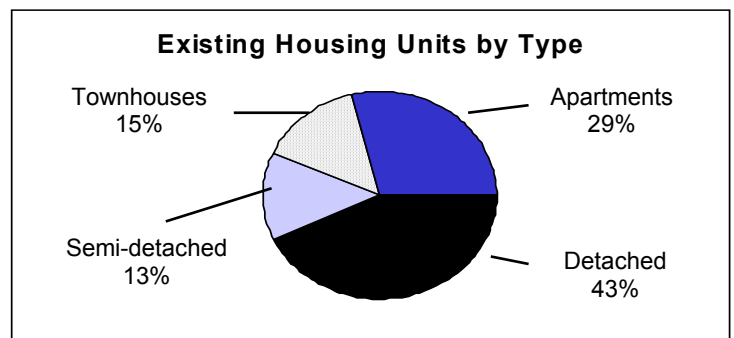
The information presented in this newsletter uses data collected in a similar manner to previous years. The data were developed by field checking all properties in the City of Mississauga in 2000 and 2001 and assigning existing land use codes. The residential data were updated by conducting land use checks for all vacant parcels, for lands issued a building permit from 2002 to 2005, 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, 2006.

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. Before 2005, 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, starting in 2005 calculations for potential development are based on maximum permitted densities. Current development in City Centre is illustrative of this more intensive housing trend. Assumptions for development capacity in City Centre used last year, are also used this year. Further, adjustments to residential base data are made throughout the year as part of regular 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, 2006. For detached and semi-detached units, only those units where construction has commenced were included.

The existing housing stock consisted of 221,000¹ units with the following mix: 94,000 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.

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.

The development information presented in this newsletter includes all existing residential development in City Centre. As in the previous report 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 December 2005, 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 between 2000 and 2004.

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.).

33,000 townhouse dwellings; and 65,000 apartment units. Existing units represent approximately 81% of the City's residential capacity. This figure increased over 2% from last year.

The majority of residential units built in 2005 were in City Centre, Churchill Meadows, East Credit, Lisgar and Meadowvale Village. Together, these districts had an increase of approximately 3,700 units, capturing approximately 87% of all new housing units in 2005.

Permits were issued for seven apartment buildings - four in City Centre, and one each in Hurontario, Streetsville and Port Credit Planning Districts. These permits resulted in over 1,500 apartment units or approximately 36% of all new units. Of these apartment units 1,400 units are in City Centre, representing approximately 94% of all new apartment units. One of the apartment buildings in City Centre is mixed use, providing some commercial space in addition to residential.



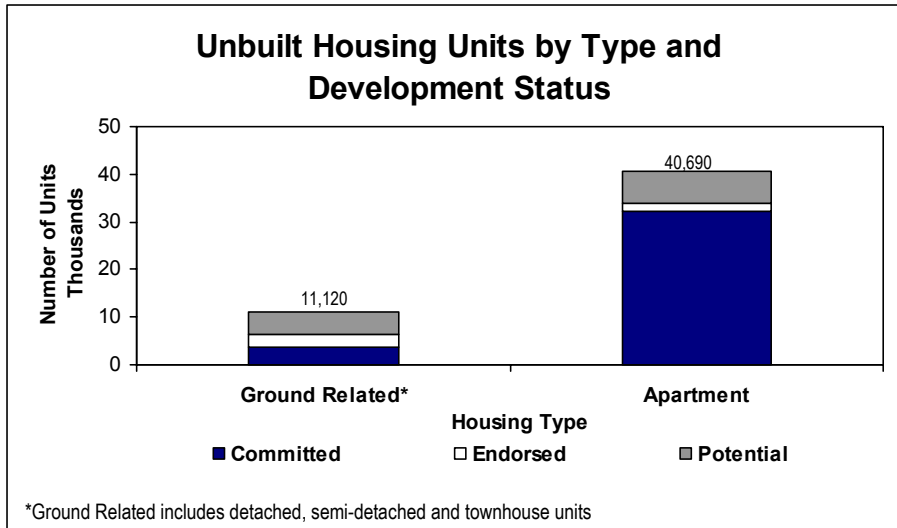
"The Capital" - thirty storey twin towers located in City Centre provide some commercial space in addition to 740 residential apartment units

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 decreased over 12% from last year, as lands in this category were developed. This includes four sites in the Churchill Meadows Planning District which were developed for schools instead of residential units. Committed lands developed for residential uses moved into the existing category.

The committed category is comprised of almost 36,000 residential units, or approximately 13% 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 73% are in the City Centre Planning District.

It should be noted that if all committed sites permitting either a school or residential units were to develop for schools an over count of approximately 950 units would result. The majority of these sites are in the Churchill Meadows Planning District.



development is located in the Churchill Meadows and Hurontario Planning Districts. The units in Churchill Meadows are made up of 44% townhouses, 33% apartments, semi-detached and 8% detached dwellings. Over 99% of the units in Hurontario are made up of apartments and townhouses.

Overall potential residential development includes 58% apartments, 26% townhouses, 16% detached and semi-detached units.

It should be noted that if all potential sites allowing either schools or residential units 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, 2006 there were 33 applications for approximately 5,000 residential units in process that were not yet endorsed by City Council. Apartments made up 63% of these units, followed by townhouses with 28%, semi-detached with 6%, and 3% detached dwellings.

SUMMARY

When existing units are added to the capacity on vacant lands designated for residential development, Mississauga will have approximately 273,000 residential units. The unit mix will be approximately 98,000 (36%) detached, 32,000 (11%) semi-detached, 38,000 (14%) townhouse and 105,000 (39%) apartment.

Further to the unit data presented in this newsletter, additional residential units are anticipated as development lands currently not in conformity to Mississauga Plan are redeveloped and from residential intensification.

ENDORSED APPLICATIONS

Endorsed applications refers to vacant or redevelopment 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 4,400 units in this category, representing 1.6% of the City's residential capacity and about 8% of vacant residential land capacity.

Approximately 47% of units associated with endorsed applications are detached and semi-detached, 15% are townhouses, and 38% are apartments.



Townhouse development on Eglinton Avenue W, West of Winston Churchill Boulevard

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 4% (11,000 units) of the City's residential capacity and 22% of vacant land capacity. Eighty-two percent of the potential residential

Residential Development By Planning District Detached Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	3,350	40	0	0	3,390
Central Erin Mills	5,410	90	0	100	5,600
Churchill Meadows	3,950	710	610	370	5,640
City Centre	0	0	0	0	0
Clarkson-Lorne Park	7,380	30	0	10	7,410
Cooksville	3,590	40	10	0	3,640
Creditview	2,660	0	0	0	2,670
Dixie	40	0	0	0	40
East Credit	10,710	100	90	0	10,890
Erin Mills	7,160	10	20	0	7,190
Erindale	2,680	60	0	0	2,750
Fairview	1,740	90	0	0	1,830
Hurontario	7,320	30	370	10	7,720
Lakeview	4,830	80	0	0	4,910
Lisgar	5,600	300	0	0	5,910
Malton	3,340	30	0	0	3,370
Meadowvale	5,350	10	0	0	5,350
Meadowvale Village	3,600	90	400	380	4,470
Mineola	2,930	50	0	0	2,980
Mississauga Valleys	1,140	0	0	0	1,140
Port Credit	1,000	0	0	0	1,000
Rathwood	4,760	20	0	0	4,780
Sheridan	3,030	20	0	0	3,050
Streetsville	2,200	10	0	0	2,210
City Total	93,750	1,790	1,490	870	97,910

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	1,540	0	0	0	1,550
Central Erin Mills	430	0	0	30	460
Churchill Meadows	2,990	310	170	750	4,220
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	2,040	0	170	0	2,210
Erin Mills	1,870	0	0	0	1,870
Erindale	1,770	0	0	0	1,770
Fairview	300	0	0	0	300
Hurontario	1,240	20	0	10	1,270
Lakeview	280	0	0	0	280
Lisgar	2,200	0	0	0	2,200
Malton	3,240	10	0	0	3,240
Meadowvale	1,820	0	0	0	1,820
Meadowvale Village	2,670	10	250	180	3,110
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	29,230	360	600	970	31,150

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	1,830	110	70	30	2,040
Central Erin Mills	2,760	0	0	0	2,760
Churchill Meadows	1,780	450	160	2,160	4,540
City Centre	20	100	0	0	120
Clarkson-Lorne Park	1,610	10	40	20	1,670
Cooksville	1,330	30	40	20	1,420
Creditview	10	0	0	0	10
Dixie	0	0	0	0	0
East Credit	2,920	290	100	50	3,350
Erin Mills	3,620	0	0	0	3,620
Erindale	1,060	0	0	30	1,080
Fairview	190	0	0	0	190
Hurontario	4,030	200	100	540	4,870
Lakeview	440	0	0	0	440
Lisgar	920	0	0	110	1,030
Malton	1,260	0	0	0	1,260
Meadowvale	2,820	0	0	0	2,820
Meadowvale Village	1,110	140	150	10	1,410
Mineola	200	0	0	10	210
Mississauga Valleys	1,750	0	0	0	1,750
Port Credit	610	60	0	0	660
Rathwood	1,590	0	0	0	1,600
Sheridan	500	0	0	0	500
Streetsville	1,030	40	0	10	1,080
City Total	33,390	1,410	650	2,980	38,430

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	3,210	0	0	4,510
Churchill Meadows	0	340	0	1,590	1,940
City Centre	7,730	23,730	0	0	31,460
Clarkson-Lorne Park	2,620	60	630	0	3,310
Cooksville	10,580	620	0	570	11,760
Creditview	140	500	0	0	640
Dixie	40	0	0	0	40
East Credit	620	330	420	0	1,370
Erin Mills	2,290	0	0	0	2,290
Erindale	1,690	0	0	0	1,690
Fairview	2,240	440	200	70	2,950
Hurontario	4,990	1,920	0	4,040	10,950
Lakeview	3,110	400	0	0	3,510
Lisgar	0	0	0	0	0
Malton	1,910	80	0	10	1,990
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	4,010	130	0	50	4,200
Rathwood	2,510	0	0	0	2,510
Sheridan	1,580	0	0	0	1,580
Streetsville	820	20	400	0	1,240
City Total	64,740	32,310	1,660	6,340	105,050

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	13,700	220	70	30	14,020
Central Erin Mills	9,900	3,300	0	120	13,320
Churchill Meadows	8,710	1,820	940	4,870	16,330
City Centre	7,740	23,830	0	0	31,570
Clarkson-Lorne Park	13,570	100	670	20	14,360
Cooksville	17,110	680	50	590	18,430
Creditview	3,060	500	0	10	3,570
Dixie	150	0	0	0	150
East Credit	16,280	710	780	50	17,820
Erin Mills	14,940	10	20	0	14,970
Erindale	7,200	60	0	30	7,290
Fairview	4,480	530	200	70	5,270
Hurontario	17,570	2,170	470	4,600	24,800
Lakeview	8,670	480	0	0	9,150
Lisgar	8,730	300	0	110	9,140
Malton	9,740	110	0	10	9,860
Meadowvale	13,870	10	0	0	13,880
Meadowvale Village	7,370	240	800	570	8,980
Mineola	3,310	50	0	10	3,370
Mississauga Valleys	9,590	460	0	0	10,050
Port Credit	5,630	190	0	50	5,880
Rathwood	9,830	20	0	0	9,860
Sheridan	5,480	20	0	0	5,500
Streetsville	4,470	70	400	10	4,950
City Total	221,120	35,870	4,390	11,160	272,530

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