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DATE: April 26, 2005

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 16, 2005

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **2004 Building Permit Report**

RECOMMENDATION: That the report titled "*2004 Building Permit Report*" dated April 26, 2005 from the Commissioner of Planning and Building be received for information.

BACKGROUND: Attached under separate cover is the "*2004 Building Permit Report*" newsletter. The newsletter reports on building permits issued in 2004 for residential development and non-residential development. 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 website.

COMMENTS: Highlights from the newsletter are as follows:

- Total prescribed value for all construction in 2004 was \$1.385 billion.
- This is the eighth consecutive year the total prescribed value for building permits has exceeded the billion dollar mark.

- The total prescribed value in 2004 for building permits reported on in this newsletter is \$1.345 billion.¹ This value was nearly balanced between residential and non-residential development, 51% for residential development and 49% for non-residential development.

Residential

- The total prescribed value for all residential construction in 2004 was \$716 million.
- In 2004, building permits were issued for 4,257 residential units. Of these, 45% (1,924) were for apartment units, 26% (1,092) for detached units, 18% (769) for townhouse units and 11% (472) for semi-detached units.
- New residential units in 2004 were concentrated in the central and western areas of the City. The largest number of new residential units were in City Centre (1,341 units), Churchill Meadows (952 units), and Cooksville (296 units).
- The number of new residential units has been declining since 2001 and, in 2004, is the lowest since 1996.
- The decline in building permits issued was greatest for detached and semi-detached units. The shift to a higher proportion of apartment and townhouse units is likely to continue as greenfield development is limited and infill development and redevelopment will come to be the dominant form of development in the coming years.

¹ Other building permits not reported on including temporary structures, signs and sprinklers, account for \$40 million in prescribed value.

Non-Residential

- In 2004, a total of 135 building permits were issued for new non-residential construction projects, with a total prescribed value of \$471 million.
- Permits issued for changes to existing development in 2004 reached \$191 million which represented 29% of the total prescribed value for all non-residential permits issued during the year.
- Gateway had the largest share of industrial projects of any planning district. The prescribed value for industrial projects in Gateway represented 58% of the total prescribed value for new industrial development in 2004.
- New retail and office commercial development accounted for 25% of the total prescribed value for new non-residential development. Large commercial projects include a Costco store, a Loblaws Supermarket and three hotels.
- New public development included two secondary schools, two retirement homes and a library at the University of Toronto at Mississauga (UTM), each of which had a prescribed value of \$10 million or over.
- Changes to existing development included additions to the SCM Distribution Centre, NTN Bearing Manufacturing Canada facility, the Comfort Suites Hotel and Conference Centre, UTM's Student Athletic Centre, Plum Tree Park Public School and Plowman's Park Public School and an alteration to the Bell Canada Call Centre.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: The “*2004 Building Permit Report*” is a newsletter that summarizes buildings permits issued in 2004. Copies of the newsletter are available from the Planning and Building Department and will be posted on the City’s website.

ATTACHMENTS: "Under separate cover" – *2004 Building Permit Report* newsletter.

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

2004 Building Permit Report

Planning and Building Department, City of Mississauga

April 2005

This newsletter reports on building permits issued in 2004 for new residential and non-residential development. The prescribed value of changes to residential development and permits issued for changes to existing non-residential development are also included. In addition, some comparisons of historical permit activity are provided.

Total prescribed value for all construction in 2004 was \$1.385 billion. This is the eighth consecutive year the total prescribed value for building permits has exceeded the billion dollar mark for the City of Mississauga.

The total prescribed value in 2004 for building permits reported on in this newsletter is \$1.345 billion.¹ This value was nearly balanced between residential and non-residential development, 51% for residential development and 49% for non-residential development, and includes both new construction and changes to existing development.

¹ Other building permits not reported on, including temporary structures, signs and sprinklers, account for \$40 million in prescribed value.

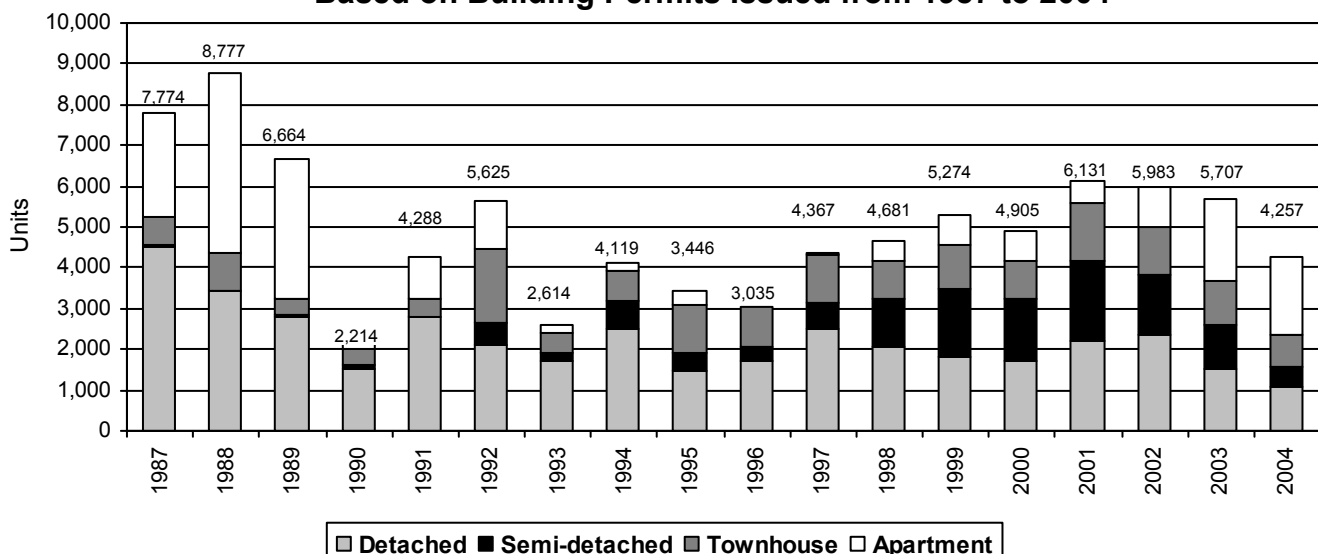


Two commercial hotels under development in 2004, The Marriott Hotel - Residence Inn and The Marriott Courtyard, in Northeast.

RESIDENTIAL

For new residential construction in 2004, data summaries are provided by type of residential unit. In 2004, building permits were issued for 4,257 residential units. Of these, 45% were for apartment units, 26% for detached units, 18% for townhouse units and 11% for semi-detached units. The number of new residential units has been declining since 2001 and, in 2004, is the lowest since 1996.

**New Residential Units by Type,
Based on Building Permits Issued from 1987 to 2004**



New residential units declined 25% from 5,707 units in 2003. Apartment development experienced a marginal decline with 6% fewer units issued building permits in 2004 than in 2003. The largest decline was in semi-detached units, with 57% fewer building permits issued.

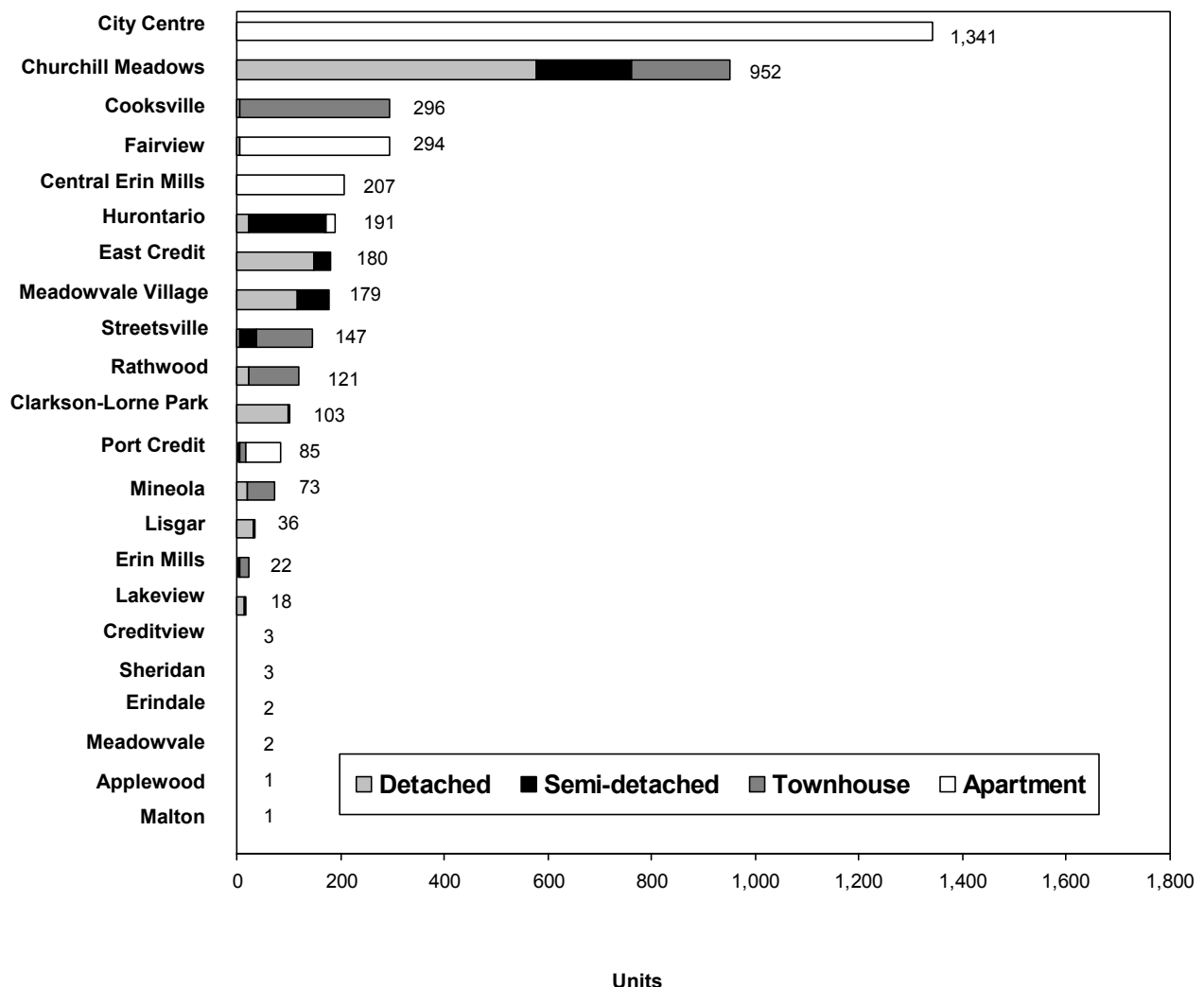
This trend towards a larger share of townhouse and apartment unit construction is likely to continue as green field development is limited and infill development and redevelopment become the dominant form of development in the coming years.

New residential units in 2004 were concentrated in the central and western areas of the City.

The highest number of new residential units were in City Centre (1,341 units), Churchill Meadows (952 units), and Cooksville (296 units). New units in these communities accounted for over 60% of the total new residential units for which building permits have been issued in 2004.

Residential development in City Centre was in the form of high-rise apartment buildings. These units represented 70% of the apartment units issued building permits in the City in 2004. The majority of development in Churchill Meadows is single detached units, this district is one of the City's last remaining greenfields. Residential units in Cooksville are dominated by townhomes that represent infill and redevelopment of the former quarry site.

New Residential Units by Planning District, Based on Building Permits Issued in 2004



New Residential Units By Planning District, Based on Building Permits Issued in 2004

Planning District	Single Detached	Semi-detached	Townhouse	Apartment	Total
Applewood	1	0	0	0	1
Central Erin Mills	0	0	0	207	207
Churchill Meadows	578	184	190	0	952
City Centre	0	0	0	1,341	1,341
Clarkson-Lorne Park	99	4	0	0	103
Cooksville	6	0	290	0	296
Creditview	3	0	0	0	3
Dixie	0	0	0	0	0
East Credit	150	30	0	0	180
Erin Mills	2	4	16	0	22
Erindale	2	0	0	0	2
Fairview	5	0	0	289	294
Hurontario	22	146	3	20	191
Lakeview	15	3	0	0	18
Lisgar	32	4	0	0	36
Malton	1	0	0	0	1
Meadowvale	2	0	0	0	2
Meadowvale Village	118	61	0	0	179
Mineola	21	0	52	0	73
Mississauga Valleys	0	0	0	0	0
Port Credit	4	2	12	67	85
Rathwood	23	0	98	0	121
Sheridan	3	0	0	0	3
Streetsville	5	34	108	0	147
City Total	1,092	472	769	1,924	4,257
% of Total	26%	11%	18%	45%	100%

Prescribed Value for New Residential Development (in thousands)	\$683,734
Prescribed Value for Other Residential Development (in thousands) (e.g., renovations, new garages and carports)	\$31,803
Total Prescribed Value for all Residential Development (in thousands) (ie., new and other residential construction)	\$715,537

NON-RESIDENTIAL

For non-residential construction, data summaries are provided by commercial, industrial and public development. The commercial category includes retail and office development; the industrial category includes manufacturing, warehousing, logistics and multi-unit industrial buildings; and the public category includes, among other buildings, schools, places of religious assembly and municipal facilities. Information on prescribed value and number of permits is provided by planning district for new development and for changes to existing development.

In 2004, a total of 135 building permits were issued for new non-residential construction projects, with a total prescribed value of \$471 million or 71% of non-residential construction. Of these new permits, 52% of the prescribed value was for industrial development, 25% was for commercial development, and 23% was for public development. The total prescribed value of permits issued for new non-residential buildings increased by 31%, or \$111 million from 2003 to 2004.

New industrial buildings included a distribution warehouse for The Brick with a prescribed value of \$39 million. In addition, several speculative industrial buildings were among the larger industrial construction projects in 2004. The prescribed value for these ranged from \$13 and \$21 million.

Gateway had the largest share of industrial projects of any planning district. The prescribed value for industrial projects in Gateway represented 58% of the total prescribed value for new industrial development in 2004.

New commercial permits are distributed throughout the city. Among the larger projects are a Costco store with a prescribed value of \$14 million and a Loblaws Supermarket with a prescribed value of \$13 million. Three hotels were also among the commercial developments in 2004.

New public development included two secondary schools, two retirement homes and a library at the University of Toronto at Mississauga (UTM), each of

**New Development and Changes to Existing Development
Total Prescribed Value (\$) for Non-Residential Development
by Type of Building, Based on Building Permits Issued
in 2004**

	Total Prescribed Value	% of Total	Total # of Permits
Commercial	\$182,701,000	28%	705
Industrial	\$342,200,000	52%	460
Public	\$136,774,000	21%	109
Total	\$661,675,000	100%	1,274

these projects had a prescribed value of \$10 million or over. As a result of these projects, Meadowvale Village and Erin Mills have the first and second largest proportion of the prescribed values among the planning districts with public projects.

Building permits issued for changes to existing development include additions and alterations to existing buildings, revisions, mezzanines and 'other' permits. Revision permits include any significant change to a building that has been issued a permit such as increasing the floor area, mechanical changes or revised floor layout. A mezzanine permit is defined as an intermediate floor assembly between the floor and ceiling of any room or storey, including an interior balcony. An 'other' permit may include such changes as a fire alarm system, storage shed or magnetic lock system. One building permit may account for many changes to a property. For example a permit may be issued for interior alterations to a building and then additional plumbing changes may be issued under the same permit number. Each change would be recorded with a different prescribed value.

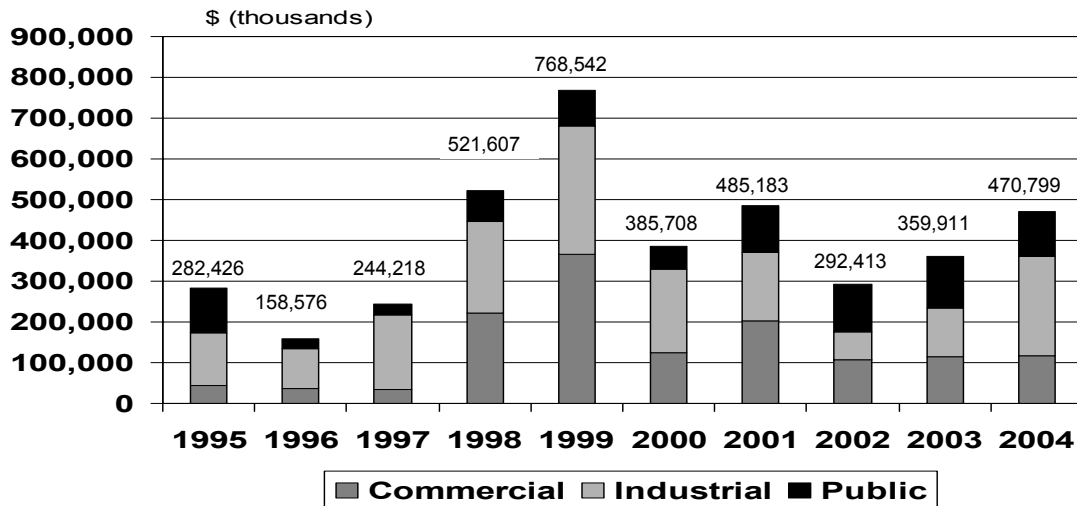
Permits issued for changes to existing development in 2004 reached \$191 million which represented 29% of the total prescribed value for all non-residential permits issued during the year. This included 51% for industrial, 35% for commercial, and 14% for public development.

Changes to existing industrial buildings included an addition of a warehouse facility to the SCM Distribution Centre of \$8 million and a plant facility addition to NTN Bearing Manufacturing Canada of \$6 million.

In 2004, 85% of changes to existing industrial projects have been in the established employment districts of

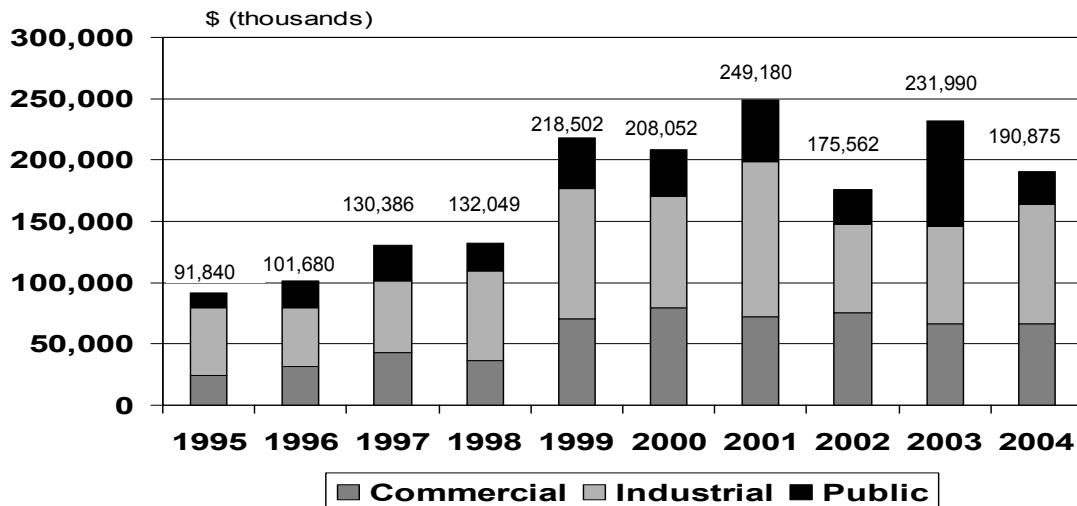
New Development

Prescribed Value (\$) by Type of Building, Based on Building Permits Issued from 1995 to 2004



Changes to Existing Development

Prescribed Value (\$) by Type of Building, Based on Building Permits Issued from 1995 to 2004



Gateway, Northeast and Meadowvale Business Park in the northern part of the City.

Among the changes to the commercial development are alterations to the Bell Canada Call Centre for \$5 million and the extension of the Comfort Suites Hotel and Conference Centre located in the Gateway District for \$4 million. Like the new non-residential commercial permits, the changes to existing commercial permits are distributed throughout the City.

In 2004, permits issued for changes to existing public development included an addition to the UTM's Student Athletic Centre of \$11 million, the Plum Tree Park Public School of \$3 million and Plowman's Park Public School of \$2 million. The largest share (41%) of the prescribed value for changes to existing public development was in Erin Mills.

From 2003 to 2004, the prescribed value for changes to existing development declined 18% or \$41 million.

2004 Non-Residential Building Permits by Planning District
Prescribed Value (\$) and Number of Permits of New Development and Changes to Existing Development
(value in thousands)

Planning District	Commercial			Industrial			Public			Total		
	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)
Airport Corporate	0	2,628 (23)	2,628 (23)	3,089 (1)	2,712 (23)	5,801 (24)	0	0	0	3,089 (1)	5,340 (46)	8,429 (47)
Applewood	248 (1)	661 (11)	909 (12)	0	13 (1)	13 (1)	0	758 (6)	758 (6)	248 (1)	1,432 (18)	1,680 (19)
Central Erin Mills	2,628 (2)	2,073 (34)	4,701 (36)	0	41 (1)	41 (1)	0	1,323 (9)	1,323 (9)	2,628 (2)	3,437 (44)	6,065 (46)
Churchill Meadows	1,986 (2)	103 (3)	2,089 (5)	0	0	0	0	0	0	1,986 (2)	103 (3)	2,089 (5)
City Centre	514 (1)	6,546 (65)	7,060 (66)	0	0	0	16,801 (1)	1	16,802 (2)	17,315 (2)	6,547 (66)	23,862 (68)
Clarkson-Lorne Park	0	140 (6)	140 (6)	0	46 (2)	46 (2)	0	973 (11)	973 (11)	0	1,159 (19)	1,159 (19)
Cooksville	1,212 (2)	3,248 (53)	4,460 (55)	0	0	0	0	675 (8)	675 (8)	1,212 (2)	3,923 (61)	5,135 (63)
Creditview	370 (1)	422 (2)	792 (3)	0	0	0	0	0	0	370 (1)	422 (2)	792 (3)
Dixie	1,997 (5)	1,571 (20)	3,568 (25)	12,905 (2)	900 (13)	13,805 (15)	0	15 (1)	15 (1)	14,902 (7)	2,486 (34)	17,388 (41)
East Credit	4,812 (3)	4,017 (43)	8,829 (46)	16,539 (2)	48 (1)	16,587 (3)	4,855 (3)	524 (6)	5,379 (9)	26,206 (8)	4,589 (50)	30,795 (58)
Erindale	0	51 (1)	51 (1)	0	21 (1)	21 (1)	1,085 (1)	569 (3)	1,654 (4)	1,085 (1)	641 (5)	1,726 (6)
Erin Mills	1,862 (2)	762 (21)	2,624 (23)	0	8 (1)	8 (1)	24,614 (2)	11,264 (6)	35,878 (8)	26,476 (4)	12,034 (28)	38,510 (32)
Fairview	3,306 (2)	2,027 (22)	5,333 (24)	0	546 (3)	546 (3)	0	0	0	3,306 (2)	2,573 (25)	5,879 (27)
Gateway	16,269 (4)	12,824 (46)	29,093 (50)	141,000 (19)	36,541 (67)	177,541 (86)	0	23 (2)	23 (2)	157,269 (23)	49,388 (115)	206,657 (138)
Hurontario	0	2,044 (14)	2,044 (14)	4,760 (1)	5 (1)	4,765 (2)	0	30 (2)	30 (2)	4,760 (1)	2,079 (17)	6,839 (18)
Lakeview	0	2,006 (21)	2,006 (21)	0	51 (2)	51 (2)	9,075 (5)	2,023 (5)	11,098 (10)	9,075 (5)	4,080 (28)	13,155 (33)
Lisgar	1,520 (1)	528 (6)	2,048 (7)	0	0	0	0	0	0	1,520 (1)	528 (6)	2,048 (7)
Malton	175 (1)	364 (13)	539 (14)	0	0	0	15,222 (1)	67 (1)	15,289 (2)	15,397 (2)	431 (14)	15,828 (16)

Planning District	Commercial			Industrial			Public			Total		
	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)	New \$ (#)	Existing \$ (#)	Total \$ (#)
Mavis-Erindale	0	572 (17)	572 (17)	436 (1)	645 (14)	1,081 (15)	0	15 (1)	15 (1)	436 (1)	1,232 (32)	1,668 (33)
Meadowvale Residential	727 (1)	2,060 (34)	2,787 (35)	0	0	0	0	5,268 (3)	5,268 (3)	727 (1)	7,328 (37)	8,055 (38)
Meadowvale Business Pk	15,248 (4)	2,638 (43)	17,886 (47)	24,180 (7)	19,409 (69)	43,589 (76)	8,377 (3)	15 (1)	8,392 (4)	47,805 (14)	22,062 (113)	69,867 (127)
Meadowvale Village	0	55 (2)	55 (2)	0	0	0	26,192 (1)	1,303 (4)	27,495 (5)	26,192 (1)	1,358 (6)	27,550 (7)
Mineola	1,855 (3)	54 (3)	1,909 (6)	0	0	0	0	188 (3)	188 (3)	1,855 (3)	242 (6)	2,097 (9)
Mississauga Valleys	1,170 (1)	68 (4)	1,238 (5)	0	21 (1)	21 (1)	25 (1)	1,441 (2)	1,466 (3)	1,195 (2)	1,530 (7)	2,725 (9)
Northeast	38,508 (10)	11,071 (38)	49,579 (48)	29,881 (16)	26,270 (135)	56,151 (151)	1,541 (2)	46 (2)	1,587 (4)	69,930 (28)	37,387 (175)	107,317 (203)
Port Credit	2,971 (4)	771 (16)	3,742 (20)	0	0	0	0	351 (5)	351 (5)	2,971 (4)	1,122 (21)	4,093 (25)
Rathwood	270 (1)	791 (22)	1,061 (23)	0	0	0	0	0	0	270 (1)	791 (22)	1,061 (23)
Sheridan Residential	295 (2)	392 (11)	687 (13)	0	0	0	0	1 (1)	1 (1)	295 (2)	393 (12)	688 (14)
Sheridan Park	0	203 (3)	203 (3)	159 (1)	126 (10)	285 (11)	0	0	0	159 (1)	329 (13)	488 (14)
Southdown	0	3,301 (25)	3,301 (25)	243 (2)	1,089 (13)	1,332 (15)	1,773 (2)	251 (2)	2,024 (4)	2,016 (4)	4,641 (40)	6,657 (44)
Streetsville	0	577 (10)	577 (10)	0	30 (1)	30 (1)	0	90 (2)	90 (2)	0	697 (13)	697 (13)
Western Business Pk	18,273 (4)	1,917 (16)	20,190 (20)	11,831 (4)	8,655 (45)	20,486 (49)	0	0	0	30,104 (8)	10,572 (61)	40,676 (69)
Total	116,216 (57)	66,485 (648)	182,701 (705)	245,023 (56)	97,177 (404)	342,200 (460)	109,560 (22)	27,214 (87)	136,774 (109)	470,799 (135)	190,875 (1,139)	661,675 (1,274)

Note: The type of building permits included are new building, addition to an existing building, alteration to an existing building, addition and alteration to an existing building, revisions, mezzanine, and 'other'. Totals may not add due to rounding.

Prescribed Value for Non-Residential Construction (in thousands) (New and Changes to Existing)	\$661,675
Prescribed Value for Other Non-Residential Construction (in thousands) (e.g., billboard sign, fascia sign, electromag lock device, tents, etc.)	\$8,445
Total Prescribed Value for all Non-Residential Construction (in thousands) (ie., new non-residential construction and changes to existing structures)	\$670,120

The non-residential construction totals, as calculated in this report, reflects new construction and changes to existing development construction. Additional prescribed value for building permits, which accounts for \$8.4 million in prescribed value include signs, temporary structures such as tents etc., is not reported in this newsletter.

