

Mississauga Development Profile 2004

Planning and Building Department, City of Mississauga

May 2004

RESIDENTIAL DEVELOPMENT

INTRODUCTION

This newsletter reports on the existing and proposed housing in the City of Mississauga as of January 1, 2004. 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. All plexes and units above commercial establishments are included as apartment units. 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 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 in 2002 and 2003, 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 designation¹, zoning and status of development applications as of January 1, 2004.

The data is not entirely comparable to previously reported data for a variety of reasons. This report utilizes Mississauga Plan rather than City Plan in determining development potential on vacant lands.

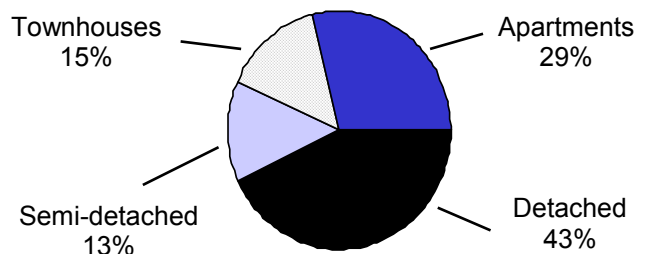
An analysis of lands with special site policies is a data improvement. Lands with existing sales trailers and future school sites were reviewed in more detail this year. Further, adjustments to various residential base data are made throughout the year as part of a continuous maintenance and verification process.

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, 2003.

The existing housing stock consisted of 213,190 units with the following mix: 92,040 detached; 28,550 semi-detached; 31,220 townhouse dwellings; and 61,380 apartment units. Existing units represent 83.2% of the City's residential capacity, which is 3.2% 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. The residential development potential of vacant lands reported in this newsletter is based on the designations in Mississauga Plan.

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 Mississauga 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, 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 3.5 was assumed, except in the Transition Areas which encourage low-rise built form adjacent to City Centre boundaries. For the Transition Areas a FSI of 1.0 was allocated equally to both townhouse and apartment development.

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 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.

Almost half of all Mississauga's existing residential units are located within seven planning districts. The Hurontario Planning District, one of Mississauga's new, high growth districts, continues to be the largest with 17,320 existing residential units (8.1%), followed by Cooksville with 16,640 units (7.8%), East Credit with 15,810 units (7.4%), Erin Mills with 14,910 units (7.0%), Meadowvale with 13,830 units (6.5%), Applewood with 13,670 units (6.4%) and Clarkson-Lorne Park with 13,510 units (6.3%).

City Centre, Churchill Meadows, East Credit, Meadowvale Village and Lisgar together have had an increase of approximately 4,500 units, capturing 82% of all new housing units in 2003.

Permits were issued for eight apartment buildings - four in City

Centre, and one each in Applewood, Central Erin Mills, Hurontario and Port Credit. These permits resulted in 1,954 units or approximately 36% of new units. Of these apartment units 1,520 units are in City Centre with densities ranging between approximately 550 and 940 units per hectare (Floor Space Index of between 4.2 and 7.4). Should this high density trend continue, adjustments to City Centre assumptions will be necessary.

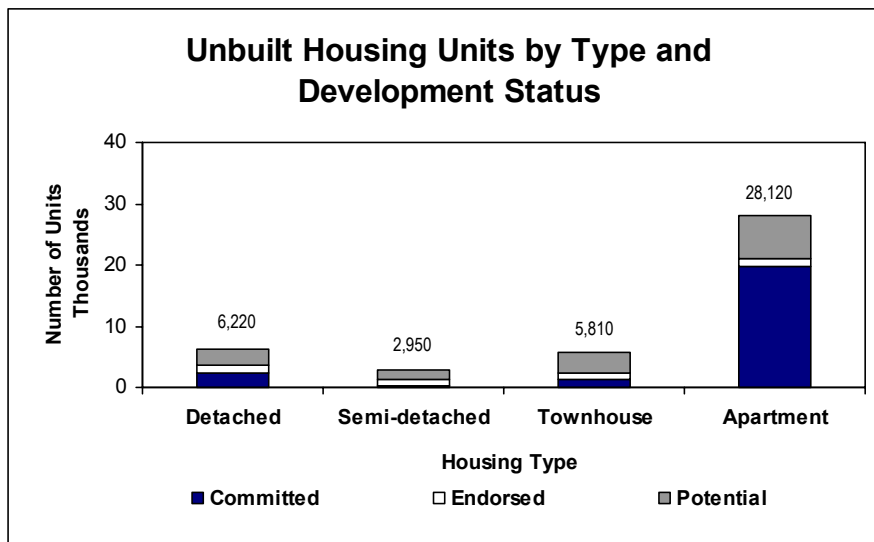
COMMITTED DEVELOPMENT

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 23,740 residential units, or 9.2% of the City's residential capacity and 55.1% of vacant residential land capacity. Approximately 83% of those committed units (19,740) are apartments, of which almost half



Built in 2003, the Heritage Hills development is a 92-unit stacked condominium townhouse complex located at the southwest corner of Eglinton Avenue West and Guildwood Way.



(9,190) are in the City Centre Planning District. About 12.2% (2,900) of committed residential units consist of detached, semi-detached and townhouse units to be built in Churchill Meadows, Meadowvale Village, East Credit, Cooksville and Lisgar.

It should be noted that if all committed school sites were to develop for schools an over count of approximately 1,040 units would result, with the majority (590 units) in the Churchill Meadows Planning 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 4,540 units in this category, 1.8% of the City's residential capacity and 10.5% of vacant residential land capacity. Over 83% of those units,

are in the northwest quadrant of the City, in the Meadowvale Village, East Credit, Churchill Meadows, Hurontario, Streetsville and Lisgar Planning Districts. Approximately 48% of units associated with endorsed applications are detached and semi-detached, 23% are townhouses, and 29% 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 what would be permitted by Mississauga Plan.

This category accounts for about 5.8% (14,840 units) of the City's residential capacity and 34.4% of vacant land capacity. Over 82% of the potential residential development is located in the Churchill Meadows and Hurontario Planning Districts. The 8,070 units in Churchill Meadows are made up

of 33% townhouses, 25% detached, 24% apartments and 18% semi-detached dwellings. Over 99% of the 4,150 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 48% apartments, 23% townhouses, 29% detached and semi-detached units.

It should be noted that if all potential school sites were to develop for schools an over count of approximately 160 units would result. All units are in Churchill Meadows Planning District.

As of January 1, 2004 there were 50 applications for 6,639 residential units in process that were not endorsed by City Council. Proposed apartments made up 50% of unendorsed application units, followed by 19.5% each for townhouses and detached, and 11% semi-detached dwellings.



Two new apartment towers in the City Centre Planning District.

Residential Development By Planning District Detached Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	3,340	0	30	20	3,380
Central Erin Mills	5,420	90	0	90	5,600
Churchill Meadows	2,880	930	270	2,000	6,090
City Centre	0	0	0	0	0
Clarkson-Lorne Park	7,330	70	10	10	7,420
Cooksville	3,590	10	10	0	3,610
Creditview	2,660	30	0	0	2,690
Dixie	40	0	0	0	40
East Credit	10,440	220	150	10	10,820
Erin Mills	7,160	20	20	0	7,190
Erindale	2,690	20	0	0	2,710
Fairview	1,710	70	30	0	1,810
Hurontario	7,290	40	370	10	7,700
Lakeview	4,830	90	0	0	4,920
Lisgar	5,580	240	0	0	5,820
Malton	3,320	20	0	0	3,350
Meadowvale	5,330	0	0	0	5,330
Meadowvale Village	3,430	300	430	450	4,610
Mineola	2,940	60	0	0	3,000
Mississauga Valleys	1,140	0	0	0	1,140
Port Credit	1,000	0	0	0	1,000
Rathwood	4,730	80	10	0	4,820
Sheridan	3,020	20	0	0	3,040
Streetsville	2,170	10	0	0	2,180
City Total	92,040	2,300	1,320	2,600	98,260

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	2,580	90	320	1,450	4,450
City Centre	0	0	0	0	0
Clarkson-Lorne Park	1,950	0	0	0	1,950
Cooksville	1,610	0	0	0	1,610
Creditview	240	0	0	0	240
Dixie	70	0	0	0	70
East Credit	1,940	50	170	10	2,170
Erin Mills	1,870	0	0	0	1,870
Erindale	1,770	0	0	0	1,770
Fairview	300	0	0	0	300
Hurontario	1,120	30	120	10	1,280
Lakeview	280	10	0	0	290
Lisgar	2,300	0	0	0	2,300
Malton	3,240	0	0	0	3,240
Meadowvale	1,790	0	0	0	1,790
Meadowvale Village	2,590	170	260	220	3,230
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	390	0	10	0	390
City Total	28,550	360	880	1,710	31,500

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	2,760	0	0	0	2,760
Churchill Meadows	1,020	150	160	2,700	4,030
City Centre	20	240	0	0	250
Clarkson-Lorne Park	1,610	0	10	20	1,640
Cooksville	860	340	0	20	1,220
Creditview	10	0	0	0	10
Dixie	0	0	0	0	0
East Credit	2,810	270	110	90	3,280
Erin Mills	3,600	10	0	0	3,610
Erindale	1,060	0	0	20	1,070
Fairview	190	0	0	0	190
Hurontario	4,000	110	130	370	4,600
Lakeview	440	0	0	0	440
Lisgar	680	0	240	70	990
Malton	1,130	10	140	0	1,270
Meadowvale	2,820	0	0	0	2,820
Meadowvale Village	930	130	180	150	1,390
Mineola	150	0	50	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	930	0	40	10	980
City Total	31,220	1,330	1,040	3,440	37,040

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	1,090	3,990	0	0	5,080
Churchill Meadows	0	690	0	1,920	2,610
City Centre	5,040	9,190	0	360	14,600
Clarkson-Lorne Park	2,620	0	50	0	2,670
Cooksville	10,580	780	0	570	11,920
Creditview	140	240	0	0	390
Dixie	40	0	0	0	40
East Credit	620	610	420	0	1,650
Erin Mills	2,290	10	0	0	2,290
Erindale	1,690	0	0	0	1,690
Fairview	1,960	730	200	390	3,270
Hurontario	4,910	2,690	0	3,770	11,370
Lakeview	3,110	400	0	0	3,510
Lisgar	0	0	0	0	0
Malton	1,910	10	0	20	1,930
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	300	0	0	5,980
Port Credit	3,930	20	230	50	4,230
Rathwood	2,510	0	0	0	2,510
Sheridan	1,580	0	0	0	1,580
Streetsville	800	20	400	0	1,220
City Total	61,380	19,740	1,300	7,080	89,500

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	90	30	30	13,820
Central Erin Mills	9,700	4,080	0	110	13,890
Churchill Meadows	6,480	1,860	760	8,070	17,170
City Centre	5,060	9,430	0	360	14,850
Clarkson-Lorne Park	13,510	70	60	30	13,670
Cooksville	16,640	1,130	10	590	18,360
Creditview	3,060	270	0	0	3,340
Dixie	150	0	0	0	150
East Credit	15,810	1,140	860	100	17,920
Erin Mills	14,910	40	20	0	14,970
Erindale	7,210	20	0	20	7,250
Fairview	4,160	800	230	390	5,580
Hurontario	17,320	2,870	610	4,150	24,950
Lakeview	8,660	500	0	0	9,160
Lisgar	8,560	240	240	70	9,100
Malton	9,590	30	140	20	9,780
Meadowvale	13,830	0	0	0	13,830
Meadowvale Village	6,950	600	870	830	9,240
Mineola	3,260	60	50	0	3,380
Mississauga Valleys	9,590	300	0	0	9,890
Port Credit	5,500	80	230	50	5,860
Rathwood	9,810	80	10	0	9,890
Sheridan	5,480	20	0	0	5,500
Streetsville	4,290	30	440	10	4,760
City Total	213,190	23,740	4,540	14,840	256,300

Numbers may not add due to rounding.

