

DATE: April 24, 2001

TO: Chairman and Members of the Planning and Development Committee

FROM: Thomas S. Mokrzycki, Commissioner of Planning and Building

SUBJECT: **Residential and Non-Residential Building Permit Reports**
MEETING DATE: May 14, 2001

ORIGIN: Planning and Building Department

BACKGROUND: Attached under separate cover are the *Residential Building Permit Report* and *Non-Residential Building Permit Report*. The residential newsletter reports on residential building permits issued from 1995 to 2000 and includes data summaries provided by unit type and planning district. The non-residential newsletter reports on non-residential building permits, issued from 1995 to 2000, for new development and changes to existing development.

The data have been presented in newsletter format to facilitate the dissemination of the data. The newsletters are available from the Planning and Building Department and will be posted on the City's web site.

COMMENTS: Some highlights from the *Residential Building Permit Report* are as follows:

- the total number of new residential units issued permits from 1995 to 2000 was 25,708 units, of which 44% were detached units, 24% townhouse units, 23% semi-detached units and 9% apartment units;
- the largest number of residential units issued permits in a

single year was in 1999 with a total of 5,274 units, a 13% increase from the previous year;

- the number of permits for detached units had been declining in each year since 1997 when 2,502 units were issued permits to 2000 when 1,736 units were issued permits;
- permits issued for semi-detached units has been on an upward trend with permits issued for 1,522 units in 2000 compared to 455 units in 1995;
- residential building permits from 1995 to 2000 were concentrated in the northwest quadrant of the City, in the high growth districts of East Credit, Hurontario, Meadowvale Village, Central Erin Mills, and Lisgar;
- in the last "greenfield" district to be developed in Mississauga, Churchill Meadows, construction did not begin until 1999, but since then 2,011 units have been issued permits;
- outside of the northwest quadrant, construction has been modest, with the exception of Cooksville where the former quarry lands are being developed for residential purposes.

Some highlights from the *Non-Residential Building Permit Report* area as follows:

- a total of 676 permits were issued for new non-residential construction, with a prescribed value of \$2.4 billion, from 1995 to 2000;
- new commercial development was dominated by theatres, "big-box retail" in Power Centres and corporate head offices;
- new industrial development was dominated by distribution and warehouse facilities;
- from 1995 to 2000 new public development included the

Rivergrove and Frank McKechnie Community Centres, the Living Arts Centre, Iceland, the Hershey Centre and the Erin Meadows Multi Use Complex;

- permits issued for changes to existing development included 49% for industrial, 32% for commercial and 19% for public buildings;
- significant changes to existing commercial development from 1995 to 2000 include interior alterations to the Ingram Micro office building in 1999 and the Royal Bank building in 2000.

CONCLUSION:

The *Residential Building Permit Report* and *Non-Residential Building Permit Report* are newsletters that summarize the building permits issued from 1995 to 2000. Copies of the newsletters are available from the Planning and Building Department and will be posted on the City's web site.

RECOMMENDATION:

That the report titled "*Residential and Non-Residential Building Permit Report*", dated April 24, 2001, from the Commissioner of Planning and Building be received for information.

Original Signed By:
Thomas S. Mokrzycki
Commissioner of Planning and Building