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Living
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The Real Estate Market Watch
Summer 2016

Mississauga Switches to Free Registration for Second Units

MISSISSAUGA - In a GTA market where sky-high detached home prices have become the norm, renting out "second units" -- such as a basement apartments or in-law suites- - has become a popular way for first-time buyers to offset the cost of mortgage payments.

For Mississauga residents, the process of doing so is now easier than ever, thanks to a newly-approved bylaw that has done away with the existing licensing program, and allows homeowners to simply "register" their second units, free of charge.

"City staff are committed to helping improve access to affordable housing options such as second units," said Commissioner of Planning and Building Ed Sajecki in a release issued June 8.

Homeowners who had previously licensed their second unit through the old system will be automatically registered, with no action required. Homeowners looking to register a second unit, however, will have to make sure that the proposed unit is compliant with:

- The Ontario Building Code
- The Ontario Fire Code
- The Ontario Electrical Safety Code
- City regulations as specified in Part 6 of the new bylaw.

After a second unit has been registered, it may be subject to inspections "at any reasonable time," with the possibility of the registration being revoked if conditions have fallen short of the requirements.

"Staff from both the City's building and fire teams are available to guide homeowners through the registration process," Sajecki explains, "To ensure second units are safe and meet all regulatory requirements."

To view a complete overview of the City of Mississauga's policies on second suites, homeowners are invited to view the official FAQ page -- which includes details on the new registration system -- at www.mississauga.ca/portal/residents/housingchoicessecondunits.

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Plans Taking Shape for Port Credit Transformation

MISSISSAUGA - If all goes well with a master plan currently making its way through Mississauga's City Council, Port Credit's marina could soon be redeveloped into a vibrant "live, work, play" waterfront community, with the potential to host roughly 2,000 residents and 800 workers.

On June 8, Council accepted a recommendation by the Planning and Development Committee to approve the City's Master Plan for 1 Port Street East, and release a Draft Official Plan Amendment for public circulation and comment.

Originally presented to the Committee on May 30 by Edward R. Sajecki, Commissioner of Planning and building, the current master plan for the current marina site -- just southeast of where Stavebank Road meets Lakeshore Road East -- has yet to be approved. It does, however, present an ambitious plan for the valuable lakeside land. Proposed improvements include:

- An expansion of Stavebank Road to the end of the existing pier that currently houses Port Credit Harbour Marina and JJ Plaus Park.
- Creation of a pedestrian realm network, including a north-south right of way (which could potentially become a public piazza) and a cyclist-friendly, 49'-wide promenade along the shoreline.
- Construction of new commercial and residential buildings along Port Street East, with a maximum height of six storeys closer to the pier.
- Construction of a "landmark or iconic building," to a maximum height of 22 storeys, at the tip of the pier.

The current plan also permits space for a full-service marina to continue operating on the site.

"Taken together, these components create a master plan that will transform the site into an exceptional, high-quality waterfront community for future generations," noted Sajecki's submission.

"It opens the site for the first time in many years to the public, and allows all residents and visitors to enjoy the water any day of the year."

Along with the redevelopment of Imperial Lands at 70 Mississauga Road South, the marina redevelopment (dubbed "1 Port Street East") is a key centerpiece of Inspiration Port Credit, a city-backed initiative to bring more mixed-use and public spaces to the Port Credit waterfront.

Now that Council has approved circulation of the Draft Official Plan Amendment, the next step is to await comments and suggestions from the public, and create a revised plan based on that feedback.

Mississauga isn't the first GTA municipality to open up key waterfront sections for mixed-use development. Last year, the City of Toronto unveiled a newly-revitalized Queen's Quay, which integrated pedestrian- and cyclist-friendly thoroughfares into the condo-heavy downtown corridor.

Information for this article was obtained from the City of Mississauga's official website at <http://www.mississauga.ca/>. Those interested in learning more about Inspiration Port Credit are encouraged to visit the project's official page at <http://www.mississauga.ca/portal/residents/inspirationportcredit>.



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Toronto Real Estate Board

Mississauga Community Breakdown

SUMMARY OF EXISTING HOME TRANSACTIONS

ALL HOME TYPES, SECOND QUARTER 2016 MISSISSAUGA COMMUNITY BREAKDOWN

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SP/LP	Avg. DOM
Mississauga	3,880	\$2,517,738,418	\$648,902	\$595,000	5,183	1,238	102%	15
Lisgar	191	\$130,692,881	\$684,256	\$675,000	212	17	105%	8
Churchill Meadows	311	\$216,573,472	\$696,378	\$670,000	390	51	103%	10
Western Business Park	0	-	-	-	1	1	-	-
Meadowvale	258	\$136,617,279	\$529,524	\$536,000	290	40	105%	10
Meadowvale Business Par	0	-	-	-	0	0	-	-
Streetsville	81	\$58,052,210	\$716,694	\$717,500	108	23	102%	13
Central Erin Mills	158	\$123,270,466	\$780,193	\$680,500	194	35	104%	11
Erin Mills	245	\$167,495,475	\$683,655	\$630,000	299	56	105%	11
Sheridan Park	0	-	-	-	0	0	-	-
Sheridan	71	\$66,955,112	\$943,030	\$829,000	103	32	100%	18
Southdown	0	-	-	-	0	0	-	-
Clarkson	139	\$111,009,129	\$798,627	\$605,000	183	40	100%	17
Lorne Park	111	\$160,353,668	\$1,444,628	\$1,265,000	155	55	99%	21
Meadowvale Village	165	\$124,727,154	\$755,922	\$680,000	207	31	102%	11
East Credit	268	\$205,604,936	\$767,183	\$735,500	315	48	104%	10
Creditview	38	\$24,958,988	\$656,815	\$614,500	51	11	104%	17
Malvis-Erindale	3	\$3,017,500	\$1,005,833	\$969,500	4	0	102%	4
Erindale	128	\$81,330,485	\$635,394	\$587,500	170	36	102%	16
Gateway	0	-	-	-	0	0	-	-
Hurontario	308	\$166,249,452	\$539,771	\$484,500	440	113	102%	15
City Centre	449	\$145,445,615	\$323,932	\$305,000	799	335	98%	27
Fairview	30	\$15,524,888	\$517,496	\$401,500	39	12	101%	21
Mississauga Valleys	137	\$56,874,304	\$415,141	\$375,000	180	47	101%	18
Cooksville	171	\$83,127,828	\$486,128	\$376,000	258	70	102%	18
Mineola	66	\$87,241,609	\$1,321,843	\$1,202,500	90	34	100%	16
Port Credit	47	\$42,319,288	\$900,410	\$875,000	66	20	100%	22
Malton	144	\$69,867,550	\$485,191	\$508,250	174	37	101%	15
Northeast	1	-	-	-	3	1	-	-
Airport Corporate	0	-	-	-	0	0	-	-
Rathwood	94	\$62,161,502	\$661,293	\$686,500	125	28	105%	10
Applewood	148	\$85,812,150	\$579,812	\$615,000	176	29	104%	13
Dixie	0	-	-	-	0	0	-	-
Lakeview	118	\$92,285,477	\$782,080	\$748,500	151	36	103%	16

*The source for all slides is the Toronto Real Estate Board. Some statistics are not reported when the number of transactions is two (2) or less. Statistics are updated on a monthly basis. Quarterly community statistics in this report may not match quarterly sums calculated from past TREB publications.



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Second Quarter 2016