

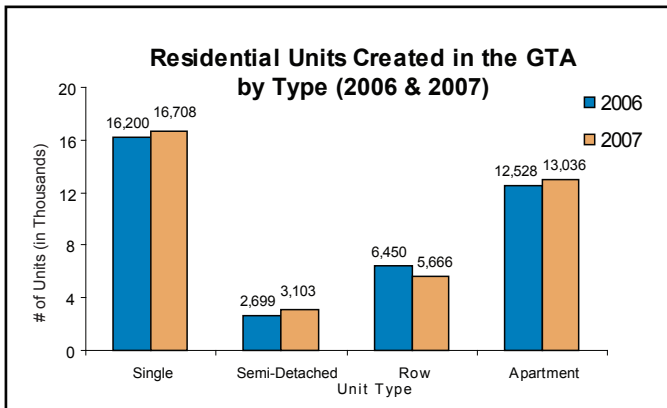
This bulletin summarizes building permit activity in Peel Region and the Greater Toronto Area (GTA) from January to December 2007 based on data provided by Statistics Canada. Based on building permits issued within the GTA, a total of 38,513 residential units were created, representing a 2% increase from 37,877 units in 2006. The total value of building permits issued in all sectors in the GTA grew by 18% from \$12.04 billion in 2006 to \$14.25 billion in 2007.

Highlights:

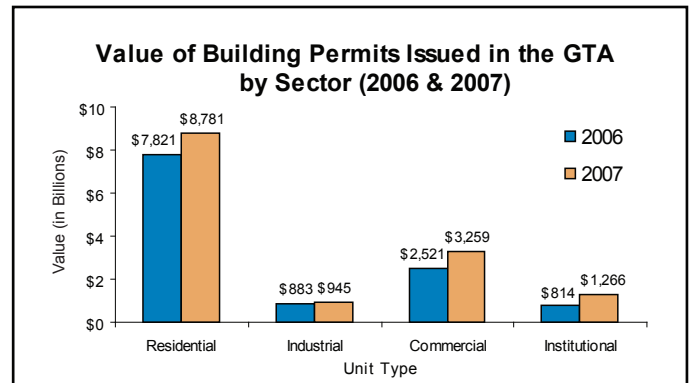
- Peel had the second highest number of residential units created and total value of building permits issued in the GTA.
- From 2006 to 2007, Peel saw the largest increase in residential units created from building permits issued in the GTA (29%).
- Brampton recorded the highest number of residential units created and the highest total value of building permits issued in Peel.

From 2006 to 2007, Peel, Halton and Toronto recorded increases in the number of residential units created from building permits issued. Peel had the largest increase (with 29%, to 10,155 units) followed by Toronto (with 6%, to 10,399 units) and Halton (growing by 5% to 4,641 units). The number of residential units created in York and Durham declined by 8% (to 9,694 units) and 31% (to 3,624 units) respectively.

In 2007, Toronto was the only GTA municipality to record an increase in the number of units created across all residential types compared to 2006. Peel had the highest number of single and semi-detached units created in the GTA while Toronto continued to lead in the creation of apartment units. York had the highest number of row houses (or townhouses) created despite a 15% decline in the number of row houses



created between 2006 and 2007. In 2007, one-third (33%) of all single-detached units created in the GTA were located in Peel compared to 24% in 2006. The number of apartments created in Peel in 2007 grew by 46%, from 1,557 units in 2006 to 2,280 units in 2007. During this period, Toronto and Peel were the only municipalities to record growth in building permits issued for apartment units.



The total value of building permits issued for all sectors across the GTA was \$14.25 billion in 2007. Residential building permit values in the GTA rose by 12% from \$7.82 billion in 2006 to \$8.78 billion in 2007 while the value of non-residential building permits increased by 30% from \$4.22 billion in 2006 to \$5.47 billion in 2007. Peel recorded the largest growth in total building permit values (up 39% to \$3.62 billion) across the GTA between 2006 and 2007. In the same period, Toronto, Halton and York experienced an increase of 23% (to \$4.33 billion), 20% (to \$1.68 billion), and 12% (to \$3.33 billion) respectively while Durham's figure declined by 16% (to \$1.29 billion).

Within the GTA in 2007, Peel recorded the largest dollar gain in the total value of residential building permits (up \$824 million or 50% from 2006) and the highest residential building permit values (at \$2.46 billion). Halton recorded the most significant growth in non-residential building permit values (up 65% from 2006). Toronto had the highest non-residential building permit value in the GTA at \$2.15 billion, representing a 42% increase over 2006. In 2007, all municipalities in the GTA recorded increases in the value of commercial building permits issued with the exception of Durham, where a 35% decline was recorded from the 2006 total.

Residential Units created in Peel and the GTA, 2006 and 2007

	Single		Semi-Detached		Row		Apartment		Residential	
	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007
Durham	3,340	2,537	286	384	1,065	578	574	125	5,265	3,624
Peel	3,962	5,466	1,050	1,433	1,285	976	1,557	2,280	7,854	10,155
Brampton	3,067	4,252	800	1,145	685	473	0	824	4,552	6,694
Caledon	96	54	2	8	19	4	4	28	121	94
Mississauga	799	1,160	248	280	581	499	1,553	1,428	3,181	3,367
Halton	2,397	2,515	367	241	1,185	1,463	459	422	4,408	4,641
Toronto	1,131	1,251	131	307	1,022	1,036	7,531	7,805	9,815	10,399
York	5,370	4,939	865	738	1,893	1,613	2,407	2,404	10,535	9,694
GTA Total	16,200	16,708	2,699	3,103	6,450	5,666	12,528	13,036	37,877	38,513

Source: Statistics Canada.

Produced by Region of Peel Environment, Transportation & Planning Services
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2007 Building Permit Activity

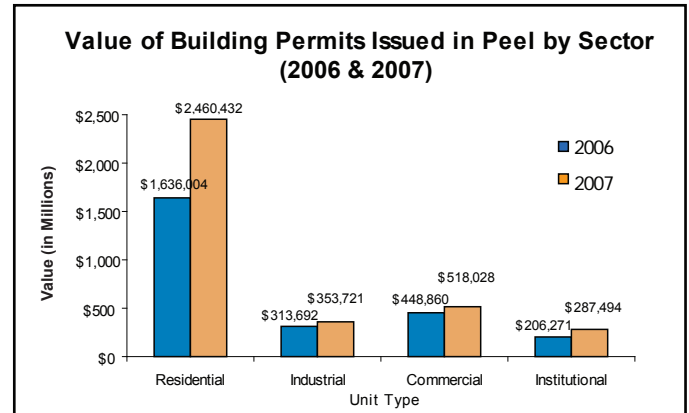
In Peel and the GTA

Area Municipal Performance

Based on building permits issued, the number of residential units created in Peel increased by 29% from 7,854 units recorded in 2006 to 10,155 units in 2007. Residential, industrial, commercial and institutional building permit values in Peel totalled \$3.62 billion, up 39% from 2006. Brampton had the largest share of residential units created in Peel, representing two-thirds (66%) of the Region's total. Within Peel in 2007, Brampton had the highest residential and non-residential building permit values at \$1.77 billion and \$559 million respectively.

Based on building permits issued in 2007, 6,694 residential units were created in Brampton representing a 47% increase over the same period in 2006. In Mississauga, residential units created grew by 6% from 3,181 units in 2006 to 3,367 units in 2007. Caledon saw a 22% decline from 121 units in 2006 to 94 units in 2007.

Across the Region, Brampton recorded the highest number of single units created, representing over three-quarters (78%) of Peel's total. The number of single units increased 45% (to 1,160 units) in Mississauga and 39% (to 4,252 units) in Brampton. In Caledon, the number of single units created from building permits issued declined by 44% to 54 units. In 2007, two-thirds (66%) of all residential units created in Mississauga were multiple dwellings compared to 36% in Brampton. Between 2006 and 2007, Mississauga continued to lead in the creation of apartment units in the Region (accounting for 63% of Peel's total) while Brampton recorded the largest growth in the number of apartments created, from no new units in 2006 to 824 units in 2007. Mississauga recorded the largest number of row houses or townhouses

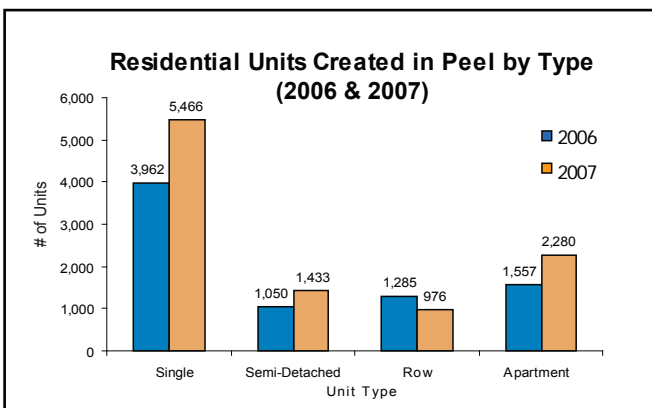


(with 499 units) while Brampton recorded the highest number of semi-detached dwellings (with 1,145 units) in Peel.

In 2007, the value of building permits issued in Brampton comprised almost two-thirds (64% or \$2.33 billion) of the total value of building permits issued in Peel. Mississauga recorded the second highest share of Peel's total building permit value with \$1.14 billion (or 31% of Peel's total) followed by Caledon with \$157 million worth of building permits issued. Building permit values in all three municipalities rose between 2006 and 2007. In 2007, Brampton had the largest dollar gain (with \$854 million or 58%) in building permit values over 2006 while Caledon had the most significant percent increase (77% or \$68 million) in total building permit values over 2006.

The value of residential building permits issued in Brampton comprised almost three-quarters (72%) of Peel's residential total. Within Brampton, residential building permit values accounted for over three-quarters (76% or \$1.77 billion) of the area municipal total. In Mississauga, this share was 58% (\$656 million) and in Caledon, 23% (\$37 million).

In 2007, Brampton recorded the highest value of non-residential building permits issued (with \$559 million) followed by Mississauga (with \$479 million) and Caledon (with \$121 million). Within the Region, Mississauga captured the largest share of building permit values in the industrial sector (53% or \$186 million) despite a 20% decline from the 2006 value. Brampton had the highest commercial and institutional building permit values in the Region at \$217 million (or 42% of Peel's total) and \$181 million (or 63% of Peel's total) respectively.



Estimated Value of Building Permits Issued in Peel and the GTA (In Thousands of Dollars), 2006 and 2007

	Residential		Industrial		Commercial		Institutional		Total	
	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007
Durham	\$1,062,111	\$869,451	\$143,799	\$123,391	\$263,552	\$170,634	\$65,274	\$127,834	\$1,534,736	\$1,291,310
Peel	\$1,636,004	\$2,460,432	\$313,692	\$353,721	\$448,860	\$518,028	\$206,271	\$287,494	\$2,604,827	\$3,619,675
Brampton	\$1,047,763	\$1,767,669	\$75,862	\$161,450	\$201,463	\$216,751	\$147,639	\$181,075	\$1,472,727	\$2,326,945
Caledon	\$42,485	\$36,504	\$4,573	\$6,464	\$41,307	\$93,868	\$407	\$20,253	\$88,772	\$157,089
Mississauga	\$545,756	\$656,259	\$233,257	\$185,807	\$206,090	\$207,409	\$58,225	\$86,166	\$1,043,328	\$1,135,641
Halton	\$1,003,046	\$1,024,525	\$105,344	\$156,343	\$232,253	\$364,482	\$57,878	\$130,003	\$1,398,521	\$1,675,353
Toronto	\$2,000,612	\$2,183,102	\$131,904	\$111,790	\$1,081,938	\$1,535,028	\$296,725	\$499,815	\$3,511,179	\$4,329,735
York	\$2,119,436	\$2,243,079	\$187,953	\$199,721	\$494,286	\$671,271	\$188,346	\$220,600	\$2,990,021	\$3,334,671
GTA Total	\$7,821,209	\$8,780,589	\$882,692	\$944,966	\$2,520,889	\$3,259,443	\$814,494	\$1,265,746	\$12,039,284	\$14,250,744

Source: Statistics Canada.

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