

This bulletin summarises building permit activity in Peel Region and the Greater Toronto Area (GTA) from January to June 2008 (referred hereon as mid-year 2008) based on data provided by Statistics Canada. Please note that units created are based on building permits issued. Please see end of bulletin for definitions of key terms.

Highlights:

- Peel is shifting from lower to higher residential density as it recorded the smallest number of single and double units created, but the largest number of row and second-largest number of apartment units created in the GTA.
- Between mid-year 2007 and mid-year 2008, Peel recorded the largest decline in residential building permit values (51%) and the second-largest decline in non-residential building permit values (15%) in the GTA.
- Mississauga was the Peel area municipality with the largest number of residential units created and highest total value of building permits.

Peel ranked second in number of residential units created, well behind Toronto but slightly ahead of York.

When comparing mid-year 2007 to mid-year 2008, Durham, Halton and Toronto recorded increases in residential units created (13.1%, 51.5% and 103.5% respectively), while Peel and York recorded decreases (-19.4% and -32.8% respectively).

Housing Types

Toronto's share of total apartment units created in the GTA increased from 45% in mid-year 2007 to 59% in mid-year 2008. The remaining housing types of single, double and row were more evenly distributed among GTA municipalities with York recording the largest number of single and double units created and Peel recording the largest number of row units created. Peel recorded the smallest number of single and double units created yet the second-largest number of apartment units created.

In comparison to mid-year 2007, Peel recorded the largest decreases in single and double units created (-81.3% and -95.4% respectively) in mid-year 2008, while Halton recorded the largest increases in both of these categories (47.2% and 421.7% respectively). Over the same period, Peel recorded the second-largest increase in row units created (131.5%, behind Durham) and the third-largest increase in apartment units created (122.1%, behind Halton and Toronto).

Peel & GTA

Total Values

The total value of building permits issued for all sectors across the GTA for mid-year 2008 was \$6.9 billion. Of these values, the highest proportion (39.9%) was recorded in Toronto while the lowest proportion (9.4%) was recorded in Durham. Nearly one-fifth of building permit values (16.4%) were recorded in Peel.

Residential

Units Created

Over mid-year 2008, 19,222 residential units were created in the GTA, a 7% increase as compared to mid-year 2007. Of these residential units, over one-third (34% or 6,513) were created in Toronto and one-fifth (20% or 3,767 units) were created in Peel. Durham claimed the smallest proportion at 10% (1,876 units). In absolute terms,



Table 1: Residential Units Created in Peel and the GTA, mid-year 2007 and 2008

Municipality	Single		Double		Row		Apartment		Residential	
	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008
Durham	1,149	1,162	209	120	198	564	103	30	1,659	1,876
Peel	2,668	498	567	26	454	1,051	987	2,192	4,676	3,767
Brampton	2,433	327	381	14	193	200	50	342	3,057	883
Caledon	26	37	6	8	4	0	3	75	39	120
Mississauga	209	134	180	4	257	851	934	1,775	1,580	2,764
Halton	1,014	1,493	60	313	856	770	279	770	2,209	3,346
Toronto	545	552	173	103	311	487	2,171	5,371	3,200	6,513
York	2,404	2,360	566	433	1,278	241	1,289	686	5,537	3,720
GTA	7,780	6,065	1,575	995	3,097	3,113	4,829	9,049	17,281	19,222

Note: Residential includes single, double, row, apartment, cottage, mobile and conversion.

Source: Statistics Canada.

Produced by Region of Peel Environment, Transportation & Planning Services.

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December, 2008

Permit Values

In comparison to mid-year 2007, residential building permit values in the GTA rose 1.8% to \$4.9 billion in mid-year 2008. On the GTA upper-tier municipality level, the trend was:

- Toronto: 93.3% increase
- Halton: 29.2% increase
- Durham: 7.5% increase
- York: 15.3% decline
- Peel: 50.9% decline

Non-Residential

Permit Values

By mid-year 2008, non-residential building permit values in the GTA rose 8.1% to \$2.9 billion as compared to mid-year 2007. On the GTA upper-tier municipality level, the trend was:

- Toronto: 40.1% increase
- Durham: 7.7% increase
- Halton: 2.8% decline
- Peel: 14.6% decline
- York: 17.3% decline

Values by Building Type

Peel recorded the highest industrial building permit value while Toronto recorded the highest commercial and institutional building permit values. In fact, 61.1% of all institutional building permit values were recorded in Toronto.

Conversely, Durham recorded the lowest industrial building permit value while Halton recorded the lowest commercial and institutional building permit values.

The highest percentage increases were recorded in Durham for commercial building permit values (67.5%) and in Toronto for industrial and institutional building permit values (167.9% and 54.4% respectively).

The highest percentage decreases occurred in York for industrial building permit values (-80.3%) and in Peel for commercial and institutional building permit values (-5.7% and -22.7% respectively).

Residential vs. Non-Residential

Permit Values

All but one of the GTA municipalities (Toronto being the exception) had the majority of their total building permit values accounted for by residential building permits.

The highest proportion was in Halton (69.2%), while Toronto had the lowest proportion at 49.8% (non-residential permit values constituting the majority of total values). In Peel, a small majority (50.1%) of total building permit values were accounted for by residential values.

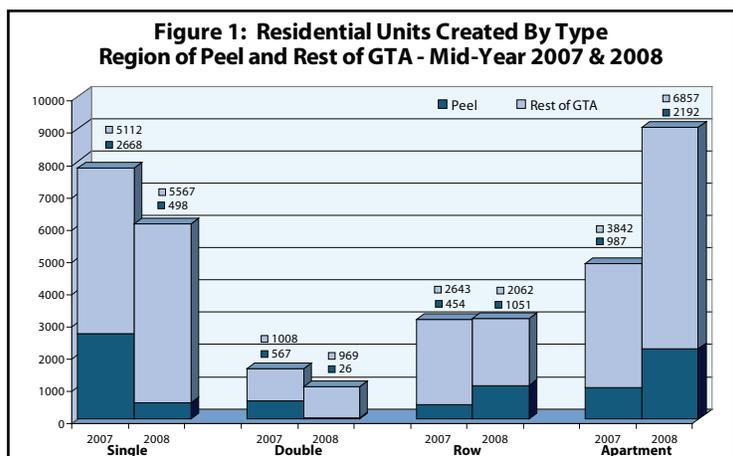


Table 2: Residential Units Created/Residential and Non-Residential Building Permit Values Percent Change, mid-year

Municipality	Single Units Created	Double Units Created	Row Units Created	Apartment Units Created	Residential Units Created	Residential Values	Non-Residential Values	Industrial Values	Commercial Values	Institutional Values	Residential & Non-Residential Values
Durham	1.1%	-42.6%	184.8%	-70.9%	13.1%	7.5%	7.7%	-39.7%	67.5%	1.7%	7.5%
Peel	-81.3%	-95.4%	131.5%	122.1%	-19.4%	-50.9%	-14.6%	-17.3%	-5.7%	-22.7%	-37.7%
Brampton	-86.6%	-96.3%	3.6%	584.0%	-71.1%	-78.5%	-29.7%	-16.2%	-35.8%	-36.0%	-64.8%
Caledon	42.3%	33.3%	-100.0%	2400.0%	207.7%	77.8%	-6.6%	-60.6%	57.5%	-68.9%	22.1%
Mississauga	-35.9%	-97.8%	231.1%	90.0%	74.9%	35.6%	2.7%	-17.3%	10.0%	29.8%	18.3%
Halton	47.2%	421.7%	-10.0%	176.0%	51.5%	29.2%	-2.8%	-22.4%	15.9%	-47.8%	17.3%
Toronto	1.3%	-40.5%	56.6%	147.4%	103.5%	93.3%	40.1%	167.9%	23.8%	54.4%	62.4%
York	-1.8%	-23.5%	-81.1%	-46.8%	-32.8%	-15.3%	-17.3%	-80.3%	21.4%	-59.6%	-15.9%
GTA	-22.0%	-36.8%	0.5%	87.4%	11.2%	1.8%	8.1%	-15.3%	19.5%	2.7%	4.4%

Note: Residential includes single, double, row, apartment, cottage, mobile and conversion.

Source: Statistics Canada.

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2008 Building Permit Activity

January to June, In Peel and the GTA

December, 2008

Local Area Municipalities



Total Values

The total value of building permits issued for all sectors across Peel was \$1.1 billion. Of these permit values,

- 57% (\$637 million) were recorded in Mississauga
- 38% (\$429 million) were recorded in Brampton
- 5% (\$61 million) were recorded in Caledon

Residential

Permits Issued

Over mid-year 2008, 3,767 units were created in Peel, a 19% decrease from mid-year 2007. Of these residential units,

- 73.4% (2,764) were created in Mississauga
- 23.4% (883) were created in Brampton
- 3.2% (120) were created in Caledon

When comparing mid-year 2007 to mid-year 2008, Caledon and Mississauga recorded large increases in residential units created (207.7% and 74.9% respectively), while Brampton recorded a large decrease (-71.1%).

Housing Types

Nearly two-thirds (65.4% or 327) of single units created in Peel were created in Brampton. Nevertheless, Caledon was the only area municipality to have an increase (42.3%) in single units created in mid-year 2008 as compared to mid-year 2007. Brampton and Mississauga recorded 86.6%

and 35.9% declines respectively. Over half (54% or 14) of double (semi-detached) units were created in Brampton. Once again, Brampton and Mississauga recorded large decreases in these types of units being created (-96.3% and -97.8% respectively), while Caledon recorded an increase (33.3%).

Over three-quarters of all rows and apartments (81% or 851 for row houses and 81% or 1775 for apartments) were created in Mississauga. Mississauga and Brampton recorded increases in row house units created (231% and 3.6% respectively), while Caledon created none (100% decrease).

All three area municipalities recorded an increase in apartment units created (Caledon at 2400% [from 3 to 75 units], Brampton at 584%, and Mississauga at 90%).

Permit Values

In comparison to mid-year 2007, residential building permit values in Peel fell 50.9% to \$564 million in mid-year 2008. On the area municipality level, Caledon and Mississauga recorded increases in residential building permit values of 77.8% and 35.6% respectively while Brampton recorded a decrease of 78.5%.

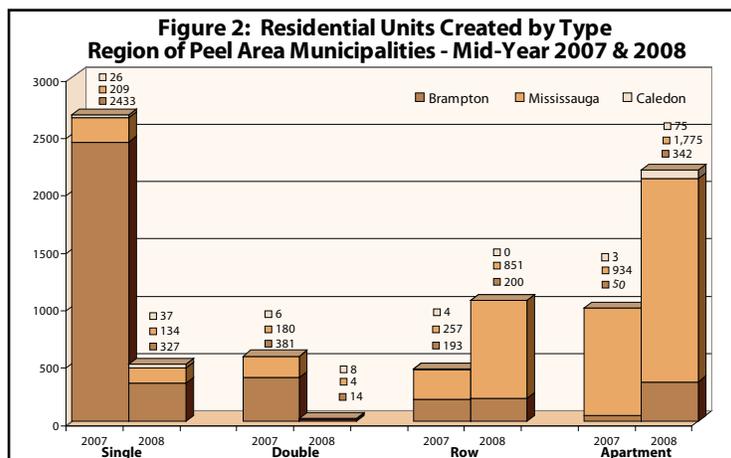


Table 3: Estimated Value of Building Permits Issued in Peel and the GTA (In Thousands of Dollars), mid-year 2007/2008

Municipality	Residential		Industrial		Commercial		Institutional		Non-Residential		Residential & Non-Residential	
	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008
Durham	\$394,144	\$423,578	\$85,405	\$51,512	\$72,300	\$121,107	\$46,570	\$47,379	\$204,275	\$219,998	\$598,419	\$643,576
Peel	\$1,149,802	\$564,005	\$219,402	\$181,524	\$243,847	\$229,887	\$195,826	\$151,435	\$659,075	\$562,846	\$1,808,877	\$1,126,851
Brampton	\$878,315	\$188,640	\$107,426	\$90,070	\$100,391	\$64,482	\$134,595	\$86,119	\$342,412	\$240,671	\$1,220,727	\$429,311
Caledon	\$16,957	\$30,153	\$2,536	\$1,000	\$16,034	\$25,257	\$14,340	\$4,465	\$32,910	\$30,722	\$49,867	\$60,875
Mississauga	\$254,530	\$345,212	\$109,440	\$90,454	\$127,422	\$140,148	\$46,891	\$60,851	\$283,753	\$291,453	\$538,283	\$636,665
Halton	\$508,552	\$657,291	\$81,868	\$63,531	\$180,478	\$209,085	\$39,380	\$20,537	\$301,726	\$293,153	\$810,278	\$950,444
Toronto	\$704,133	\$1,361,122	\$54,311	\$145,491	\$656,418	\$812,360	\$268,125	\$414,003	\$978,854	\$1,371,854	\$1,682,987	\$2,732,976
York	\$1,161,360	\$984,178	\$105,171	\$20,709	\$291,981	\$354,349	\$110,645	\$44,699	\$507,797	\$419,757	\$1,669,157	\$1,403,935
GTA	\$3,917,991	\$3,990,174	\$546,157	\$462,767	\$1,445,024	\$1,726,788	\$660,546	\$678,053	\$2,651,727	\$2,867,608	\$6,569,718	\$6,857,782

Note: Residential includes single, double, row, apartment, cottage, mobile and conversion.

Source: Statistics Canada.

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Non-Residential

Permit Values

As compared to mid-year 2007, non-residential building permit values in Peel fell 14.6% to \$563 million in mid-year 2008. On the area municipality level, Brampton recorded a decrease of 29.7% to \$241 million and Caledon recorded a decrease of 6.6% to \$31 million. Mississauga was the only area municipality to record an increase in non-residential building permit values (up 2.7% to \$291 million).

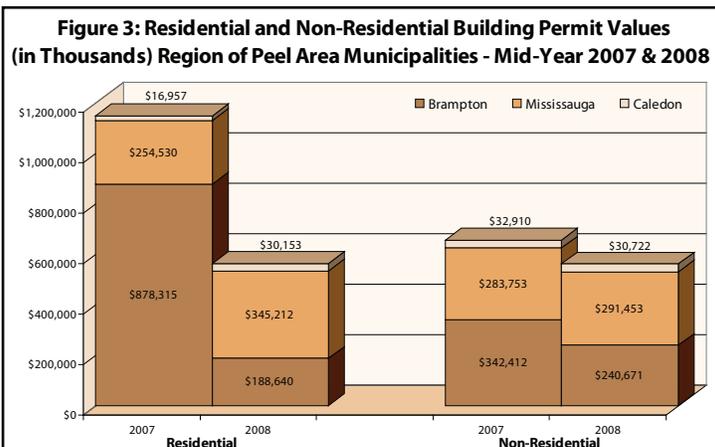
Values by Building Type

Nearly half (41%) of non-residential values in Peel were accounted for by commercial buildings. On the area municipal level, this trend was similar in Mississauga, where the figure was 48%. In Caledon, a much larger percentage (82%) of total building permit values was attributed to commercial buildings.

In Brampton, however, the distribution of industrial, commercial and institutional building permit values as a proportion of total values was much more evenly split. Industrial and institutional building permit values in Brampton accounted for over one-third of total building permit values (37% and 36% respectively) while commercial building permit values accounted for nearly one-quarter (27%) of total building permit values.

From mid-year 2007 to mid-year 2008, Peel experienced a decline in values for all three building types: industrial, commercial and institutional (-17.3%, -5.7% and -22.7% respectively). This trend was mirrored in only one of the area municipalities, in Brampton, where industrial values fell 16% and commercial and institutional values fell 36% each from mid-year 2007. In Caledon, although industrial building permit values fell by 61% and institutional values fell by 69%, commercial values rose 58%.

Mississauga, however, was the only area municipality to experience growth in more than one building type. In comparison to mid-year 2007, commercial values in this area municipality rose 10% and institutional values rose 30% while industrial values fell 17.3%.



Residential vs. Non-Residential

Permit Values

Despite the fact that 50.1% of total building permit values in Peel were comprised of residential permit values, the majority of Brampton and Caledon's total building permit values were comprised of non-residential permit values (56.1% and 50.5% respectively). In contrast, a small majority (54%) of Mississauga's total building permit values were accounted for by residential permit values.

Definitions of Terms :

Units Created:

The number of residential units given authorization to be created based on building permits issued. These units may not necessarily have been built during the month for which they were approved to begin construction.

Building Permits:

The total number of building permits issued, regardless of whether or not a new unit or building was created.

Building Permit Values:

The total value of building permits issued, regardless of whether or not the permits resulted in new units/buildings being created.