

2002 Building Permit Activity in Peel and the GTA

This bulletin summarizes building activity for 2002 in Peel Region and the Greater Toronto Area (GTA), and is based on building permit data maintained by Statistics Canada.

In 2002, all regions within the GTA showed the effects of a strong housing boom, with an increase in total residential development activity (total residential building units created, as determined from building permits) of 19.7% over 2001. The Region of Peel led all other regions with a total of 12,897 residential units created, the most since 1988. Peel's growth in residential units is in part attributed to increased demand for single detached dwelling units, which were up 34.6% over the previous year. Peel's lead was also helped by significant gains in apartment units, which increased by 53.7%.

As in 2001, Peel was second behind York Region for the most single detached dwelling units created in 2002, accounting for 30.7% of the GTA total.

Peel accounted for nearly half (45.7%) of all double dwelling construction within the GTA, with 2,443 units created. While outperforming all other Regions in the GTA by a wide margin, this was slightly down from 3,058 units created the year before. York Region was a distant second, accounting for 17.7% of double dwelling units created. Halton had the lowest number of double dwelling units, accounting for only 8.7%.

Overall, Peel declined from 2001 by 4.7% in the number of row dwelling units, while the GTA saw an increase of almost 20%.

While apartment units created grew by 24.9% in the GTA overall, Peel more than doubled this with a 53.7% increase over 2001; Durham and Toronto also recorded large gains in apartment units created with an increase of 66.1% and 91.2% respectively.

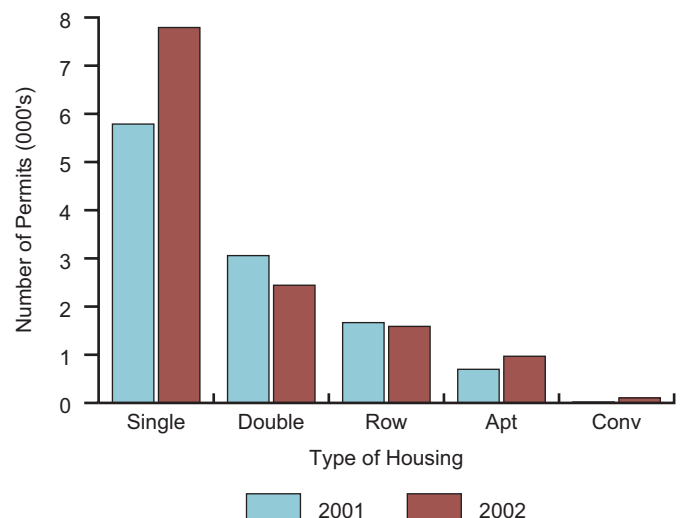
In 2002, builders were issued a total of \$7.34 billion of residential permits in the GTA, an increase of \$1.42 billion over the previous year.

Trends in estimated value of construction for Peel were nearly identical to those in the GTA, registering gains in residential and institutional value while declining in industrial and commercial, compared to 2001.

Highlights:

- In Peel Region, 12,897 residential building permits were issued in 2002, the top performance in the GTA.
- Peel Region also had the highest value of building permits of the GTA Regions and single tier cities in the industrial, commercial and institutional sectors.
- Estimated total value of construction in Peel was \$3.05 billion, \$360 million more than second place York Region.
- Peel's performance in the residential sector was largely the result of substantial growth in single-detached dwellings in Brampton, and significant multiple-dwelling activity in Mississauga.

Residential Building Permits Issued in Peel, by Type (2001 & 2002)



Residential Units Created In Peel and the GTA
2001-2002

	Singles		Doubles		Rows		Apts.		Conversions		Total Res.	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Toronto	1,429	1,947	412	891	1,134	1,257	5,824	6,695	188	28	8,799	10,818
Peel	5,788	7,792	3,058	2,443	1,667	1,589	698	1,073	20	104	11,211	12,897
Caledon	540	410	86	25	16	0	0	2	0	2	642	437
Brampton	3,269	5,013	1,109	945	475	409	98	96	0	96	4,951	6,463
Mississauga	1,979	2,368	1,863	1,473	1,176	1,180	600	975	20	6	5,618	5,997
York	7,377	8,469	1,669	944	1,695	2,069	544	1,034	63	6	11,285	12,522
Durham	2,899	3,705	469	600	775	686	118	92	61	106	4,262	5,189
Halton	2,223	3,446	588	466	821	1,604	285	292	13	7	3,917	5,815
GTA Total	19,716	25,359	6,196	5,344	6,092	7,205	7,469	9,082	345	251	39,474	47,241

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Peel led all other Regions in 2002 in residential construction with an estimated value of \$2.19 billion, followed closely by York with \$2.09 billion. Residential construction values in Peel have continued to rise every year since 1997.

While Peel led all Regions in industrial construction values with \$230 million, this was down by 7.7% from 2001, in line with the general GTA trend. Only Durham and Halton reported increased industrial construction values over the previous year.

Commercial construction values were evenly distributed within the GTA. Peel achieved the top position in commercial construction values, overtaking York from the previous year. However, these were the only two Regions to see a decrease in the value of construction activity from 2001.

Area Municipalities:

With a remarkable growth in singles, Brampton surpassed Mississauga in the total number of residential units created in 2002. Singles in Brampton grew by 53.3% over 2001 and accounted for the majority of residential units created in Peel. Singles units in Brampton totalled 5,013, the most since 1985.

Brampton accounted for the highest number of total residential units in Peel with 6,463, the most since 1981; this was despite the fact that the total of all multiple-dwelling residential units in Brampton declined from the 2001 levels.

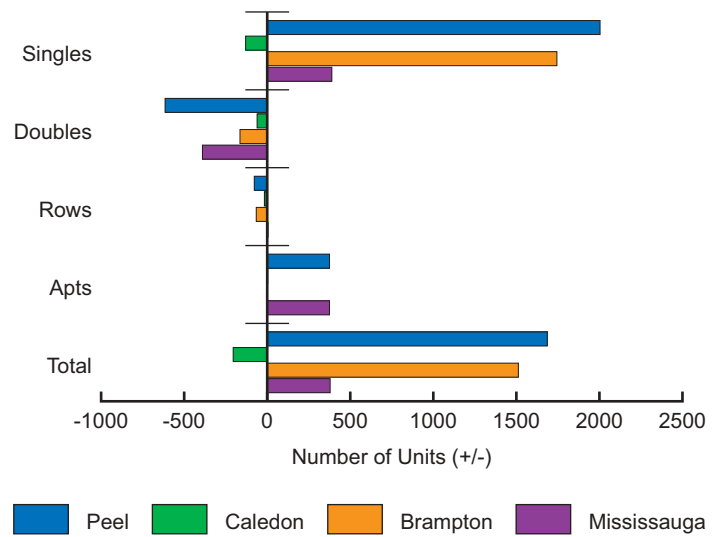
Mississauga dominated apartment construction, accounting for 90.9% of the Peel total, or 975 units created. Mississauga also led in row dwelling units with 1180 units created, almost three times as many as Brampton, which accounted for 409 units. Overall, Mississauga had the highest number of multiple dwelling units created in the Region.

Although Mississauga moved to second place in the Region in terms of residential units created, it registered an increase in total permits over 2001. Unlike Brampton, Mississauga's growth has been divided more evenly between single and multiple dwelling units.

In contrast to Mississauga and Brampton, Caledon created fewer residential units in 2002 than in 2001.

Caledon issued permits for 410 single dwellings and 25 double dwellings and 2 apartments, which combined accounted for 3.4% of total residential units in Peel.

Absolute Change in Residential Units Created, by Type, 2001-2002



Brampton's estimated value of residential construction surpassed Mississauga by almost \$100 million, however, continued strong industrial, commercial and institutional construction allowed Mississauga to lead the municipalities in total residential and non-residential construction with \$1.53 billion.

Brampton's combined residential and non-residential estimated construction value was \$400 million more than the previous year, helping to increase Peel's total estimated construction value by 9.7%, while both Caledon and Mississauga recorded slight declines.

Industrial and commercial construction values in Mississauga decreased from 2001, while residential climbed from \$927 million in 2001 to \$1.02 billion in 2002. Institutional value remained relatively unchanged.

Residential value dropped by almost 30% in Caledon to only \$73.5 million in 2002 and industrial value fell as well. On the other hand there were substantial gains in commercial and institutional construction.

**Estimated Value of Construction by Sector (\$'000)
2001 & 2002**

	Residential		Industrial		Commercial		Institutional		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Toronto	\$1,028,300	\$1,319,150	\$42,991	\$13,871	\$272,668	\$275,929	\$254,036	\$362,725	\$1,597,995	\$1,971,675
Peel	\$1,794,161	\$2,194,961	\$249,461	\$230,158	\$476,564	\$312,814	\$258,244	\$308,856	\$2,778,430	\$3,046,789
Caledon	\$103,352	\$73,504	\$10,333	\$6,461	\$11,792	\$23,479	\$2,434	\$6,220	\$127,911	\$109,664
Brampton	\$763,762	\$1,100,101	\$58,317	\$66,247	\$103,864	\$95,765	\$102,417	\$146,313	\$1,028,360	\$1,408,426
Mississauga	\$927,047	\$1,021,356	\$180,811	\$157,450	\$360,908	\$193,570	\$153,393	\$156,323	\$1,622,159	\$1,528,699
York	\$1,838,130	\$2,091,283	\$195,244	\$158,140	\$490,961	\$231,364	\$253,726	\$205,766	\$2,778,061	\$2,686,553
Durham	\$614,719	\$784,129	\$58,523	\$72,516	\$76,864	\$118,813	\$141,176	\$202,169	\$891,282	\$1,177,627
Halton	\$640,823	\$946,725	\$113,944	\$137,689	\$140,224	\$172,522	\$119,604	\$123,916	\$1,014,595	\$1,380,852
GTA Total	\$5,916,133	\$7,336,248	\$660,163	\$612,374	\$1,457,281	\$1,111,442	\$1,026,786	\$1,203,432	\$9,060,363	\$10,263,496

Source: Statistics Canada

Produced by The Region of Peel Planning Department

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