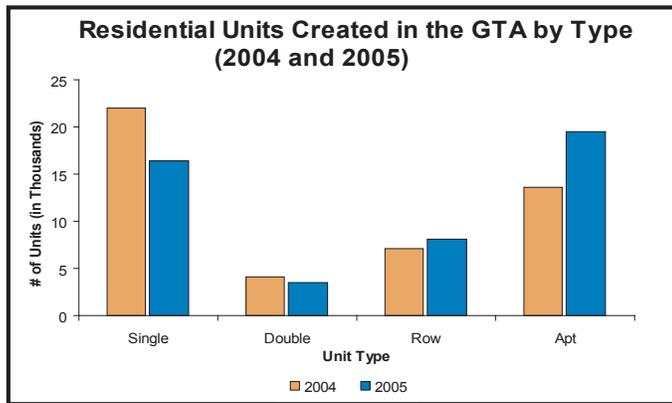


This bulletin summarizes building permit activity in Peel Region and the Greater Toronto Area (GTA) in 2005. There were 47,550 residential units created and \$12.7 billion in total building permits issued in the GTA during this time period. The number of residential units created increased 2% and the total value of building permits issued decreased 4% compared to 2004.

Only 13% (or 6,388 units) of the GTA's new residential units were created in Peel. The number of residential units created in Peel declined 56% from 2004 to 2005 – the largest decrease in the GTA. Increases in development charges in Brampton and Mississauga in late December 2004 led to the decline in 2005. The December 2004 residential units created total was over 5 times higher than previous average December values as developers were issued building permits before the increase came into effect. Toronto, York, and Durham recorded increases in the number of residential units created. Toronto had the largest increase (59%) ahead of Durham and York. Halton was the only municipality (besides Peel) to record a decrease.



With the exception of row dwellings, all residential unit types created in Peel decreased from 2004 to 2005. Single-detached dwellings had the largest decrease (with 73%) while apartments had the smallest decrease (with 28%). Row dwellings increased by 5% (to 1,717 units). Within the GTA, Peel had the third highest share of residential units created. Peel had the second highest number of apartments behind Toronto, the third highest number of double (or semi-detached) dwellings and row dwellings (or townhouses), and the second lowest number of single-detached dwellings.

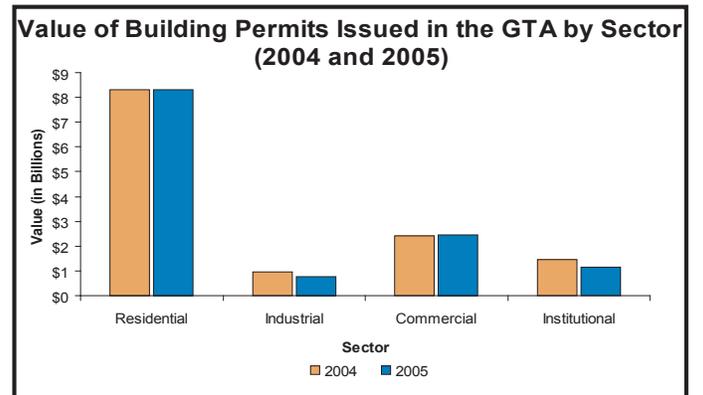
From 2004 to 2005, Peel recorded a 44% decline in the total value of building permits issued. Peel was the only GTA municipality to record a decrease in this figure during this time period. Durham had the greatest increase in total building permit value in the GTA (20%) narrowly ahead of Toronto (18%). Toronto recorded the largest share of the total value of building

Highlights:

- Within the GTA, Peel had the largest decreases in residential units created and total building permit values from 2004 to 2005.
- Peel had the highest value of industrial building permits and second highest institutional building permits value in the GTA.
- Within Peel, Mississauga had the largest share of residential units created while Brampton had the largest share of the total value of building permits issued.

permits issued in the GTA (with over one-third), followed by York (with almost one-quarter) and Peel (with almost one-fifth).

Peel ranked competitively in each sector relative to other GTA municipalities despite the fact that building permit values decreased in all sectors between 2004 and 2005. Peel had the highest value of industrial building permits issued in the GTA with a 41% share. Peel had the second highest institutional building permit value behind Toronto and the third highest commercial and residential building permit values behind York and Toronto.



Residential Units Created in Peel and the GTA, 2004 & 2005

	Singles		Doubles		Rows		Apts.		Total Res.	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Durham	2,923	3,701	722	763	892	818	366	256	4,903	5,538
Peel	8,939	2,462	1,779	735	1,636	1,717	2,036	1,473	14,390	6,388
Brampton	7,359	1,599	1,287	446	823	299	98	272	9,567	2,616
Caledon	491	98	64	13	15	18	2	3	572	133
Mississauga	1,089	765	428	276	798	1,400	1,936	1,198	4,251	3,639
Halton	3,228	2,905	389	481	1,471	1,420	564	485	5,652	5,293
Toronto	1,662	1,193	198	310	1,436	2,010	9,191	16,358	12,487	19,871
York	5,216	6,131	974	1,194	1,659	2,155	1,408	975	9,263	10,460
GTA Total	21,968	16,392	4,062	3,483	7,094	8,120	13,565	19,547	46,695	47,550

2005 Building Permit Activity

In Peel and the GTA

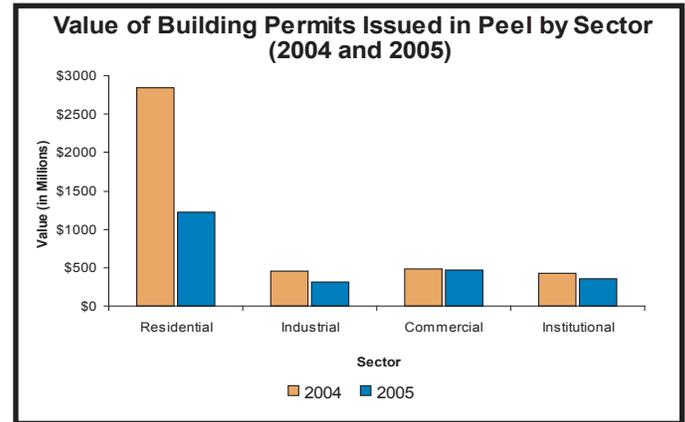
June, 2006

Area Municipal Performance:

In 2005, there were 6,388 newly created residential units and over \$2 billion worth of building permits issued in Peel. The number of residential units created and the total value of building permits issued decreased from 2004 to 2005. Mississauga had the largest share of residential units created in Peel (with 3,639 units) and Brampton recorded the largest share of the total value of building permits issued in Peel (with \$1.23 billion).

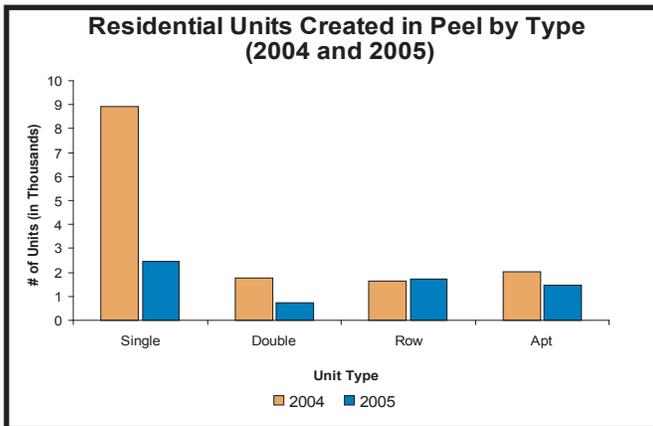
Almost 60% of Peel's residential units created were located in Mississauga. Brampton recorded 2,616 new residential units – close to three-quarters of the number of units created in Mississauga. There were 133 residential units created in Caledon. From 2004 to 2005, the number of residential units created decreased across all area municipalities.

Even though Brampton experienced a reduction in the number of residential units created, it still had the highest number of single dwellings (with 1,599 units) and double dwellings (with 446 units) in Peel. Almost two thirds of Peel's single dwellings were created in Brampton. From 2004 to 2005, row dwellings in Mississauga increased 75%. This contributed to Mississauga's high proportion of multiple dwellings (almost 80%). While apartment units created in Mississauga declined by 38%, the municipality still had the highest number of apartments created (with 1,198 units) in Peel. In Caledon, the number of new single and multiple dwellings declined between 2004 and 2005.



From 2004 to 2005, building permit values decreased across all Peel area municipalities. Building permit values declined most in Brampton (55%) and least in Mississauga (22%). In 2005, Brampton recorded the largest share of the total value of building permits issued in Peel, despite recording the largest decrease in this figure. Mississauga recorded the second highest building permit value (with \$1.06 billion) followed by Caledon (with \$74.8 million).

Residential building permit values accounted for over half of total building permit values in Mississauga and Caledon, but less than half of building permit values in Brampton. Brampton recorded \$650 million worth of non-residential (industrial, commercial, and institutional) building permits. Commercial building permit values comprised almost half of all non-residential building permits in Brampton. Brampton had the highest commercial and institutional building permit values in Peel. Mississauga recorded the highest share of residential and industrial building permit values.



Estimated Value of Building Permits Issued in Peel and the GTA (in Thousands of Dollars), 2004 & 2005

	Residential		Industrial		Commercial		Institutional		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Durham	\$855,637	\$1,074,310	\$43,985	\$85,098	\$228,188	\$238,047	\$104,223	\$80,235	\$1,232,033	\$1,477,690
Peel	\$2,850,427	\$1,224,581	\$448,645	\$308,235	\$486,148	\$467,462	\$425,386	\$355,228	\$4,210,606	\$2,355,506
Brampton	\$2,050,687	\$575,497	\$110,292	\$122,312	\$256,590	\$289,977	\$284,428	\$237,546	\$2,701,997	\$1,225,332
Caledon	\$112,689	\$50,873	\$6,021	\$5,136	\$30,609	\$14,831	\$3,059	\$3,947	\$152,378	\$74,787
Mississauga	\$687,051	\$598,211	\$332,332	\$180,787	\$198,949	\$162,654	\$137,899	\$113,735	\$1,356,231	\$1,055,387
Halton	\$1,030,480	\$1,054,680	\$71,997	\$80,106	\$242,944	\$299,931	\$33,768	\$59,610	\$1,379,189	\$1,494,327
Toronto	\$1,887,608	\$2,947,932	\$181,167	\$81,384	\$947,455	\$961,266	\$733,096	\$435,303	\$3,749,326	\$4,425,885
York	\$1,704,430	\$2,002,644	\$198,575	\$203,309	\$490,351	\$502,922	\$177,411	\$211,547	\$2,570,767	\$2,920,422
GTA Total	\$8,328,582	\$8,304,147	\$944,369	\$758,132	\$2,395,086	\$2,469,628	\$1,473,884	\$1,141,923	\$13,141,921	\$12,673,830

Source: Statistics Canada.