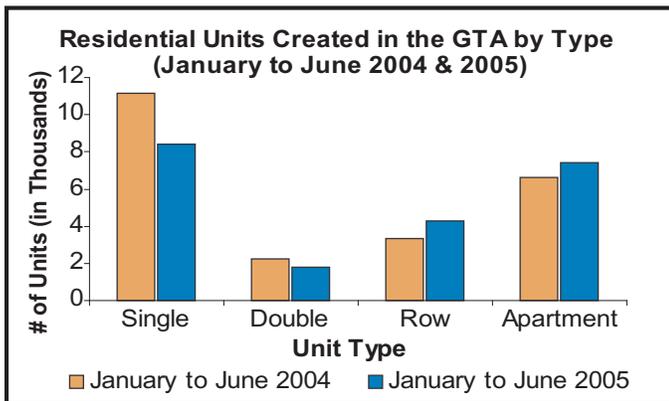


This bulletin summarizes building permit activity in Peel Region and the Greater Toronto Area (GTA) during the first six months of 2005. In the GTA, there were 21,922 residential units created from building permits issued along with \$5.8 billion in total building permits during this period. The number of residential units created decreased by 6% and the total value of building permits issued decreased by 4% compared to the first half of 2004.

In late December 2004, development charges increased significantly in Brampton and Mississauga. Many developers applied for building permits before the increase came into effect. As a result, the December 2004 residential units created total was over 5 times higher than average December values. The increase in development charges in Brampton and Mississauga led to a decline in residential units created in the first half of 2005. 54% fewer residential units were created in Peel for the first half of 2005 than the first half of 2004. Only 12% (or 2,637) of the GTA's new residential units were created in Peel. During the first half of 2005 all other GTA municipalities with the exception of Halton experienced an increase in the number of residential units created. Durham had the largest increase (22%) while York had the smallest increase (12%).

### Highlights:

- Peel had the third highest total value of building permits issued and the lowest number of residential units created in the GTA.
- Peel had the largest decrease in single detached dwellings created in the GTA.
- All area municipalities in Peel recorded a decrease in total residential units created compared to the first half of 2004.
- Mississauga had close to two-thirds of all residential units created in Peel.



The decrease in residential units created in Peel for the first half of 2005 occurred for all unit types except for row dwellings (or townhouses). Row dwellings increased by 18% (to 731 units) compared to the first half of 2004. Single-detached dwellings in Peel had the largest decrease with 67% (to 1,193 units). Within the GTA, Peel's share of residential units created was among the lowest for each unit type. In the GTA, Peel had the second lowest amount of single-detached dwellings and double (or semi-detached) dwellings ahead of Toronto; and the second lowest number of row dwellings (or townhouses) and apartments ahead of Durham.

Peel had the third highest share of building permit values in the GTA at \$1.14 billion. Peel experienced the largest decrease in

total value of building permits issued with a 29% decline from the first half of 2004 to the first half of 2005. Durham had the largest growth in total building permit value in the GTA with 16%.

Peel had the highest industrial and institutional building permit figures in the GTA. Peel's industrial figure comprised almost half of the GTA's total industrial value. From the first half of 2004 to the first half of 2005 Peel's institutional building permit value increased 169%. Residential and commercial building permit values decreased during this time period but Peel's commercial building permit value was the second highest in the GTA behind Toronto. Not surprisingly, because building permits were advanced in December 2004, Peel recorded the lowest residential building permit value in the GTA.



### Residential Units Created in Peel and the GTA, January to June 2004 & 2005

	Singles		Doubles		Rows		Apartments		Total Res.	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Durham	1,660	2,262	496	467	471	454	41	66	2,668	3,249
<b>Peel</b>	<b>3,657</b>	<b>1,193</b>	<b>798</b>	<b>337</b>	<b>622</b>	<b>731</b>	<b>627</b>	<b>376</b>	<b>5,704</b>	<b>2,637</b>
Brampton	2,767	678	644	200	205	13	0	0	3,616	891
Caledon	311	65	38	13	0	0	1	3	350	81
Mississauga	579	450	116	124	417	718	626	373	1,738	1,665
Halton	2,085	1,873	370	338	797	835	507	406	3,759	3,453
Toronto	9,711	427	143	96	465	1,132	5,245	6,034	6,824	7,689
York	2,788	2,657	412	565	981	1,137	187	530	4,373	4,894
<b>GTA Total</b>	<b>11,161</b>	<b>8,412</b>	<b>2,219</b>	<b>1,803</b>	<b>3,336</b>	<b>4,289</b>	<b>6,607</b>	<b>7,412</b>	<b>23,328</b>	<b>21,922</b>

Source: Statistics Canada.

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# 2005 Building Permit Activity

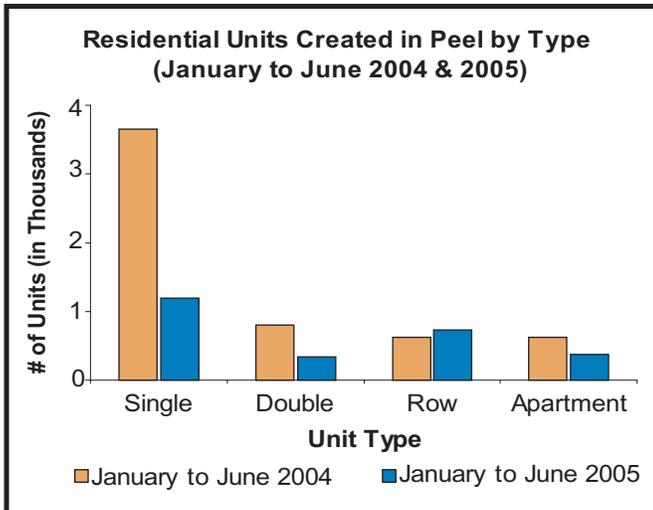
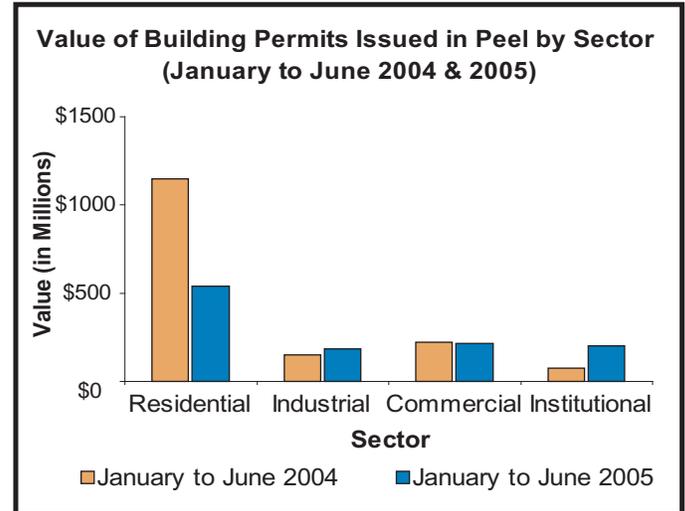
January to June, In Peel and the GTA

## Area Municipal Performance

In the first half of 2005, 2,637 new residential units were created and \$1.14 billion worth of total building permits were issued in Peel. The number of residential units created and the value of building permits issued decreased from the first half of 2004 to the first half of 2005. Mississauga had the largest share of residential units created in Peel (with 1,665 units). Brampton had the largest share of the total value of all building permits issued in Peel (with \$0.64 billion).

Sixty three percent of residential units created in Peel were recorded in Mississauga. Brampton recorded 891 units created - just over half the number of units created compared to Mississauga. There were 81 units created in Caledon. From the first half of 2004 to 2005, the number of residential units created decreased across all area municipalities.

Almost three quarters of the residential units created in Mississauga were multiple dwellings. Mississauga had the highest number of row dwellings (with 718 units) and apartments (with 373 units) within Peel. Though the total number of residential dwellings in Brampton decreased significantly from 3,616 units to 891 units, the municipality still recorded the highest number of single dwellings (with 678 units) and double dwellings (with 200 units) within Peel. From the first half of 2004 to the first half of 2005, the number of new single dwellings and multiple dwellings in Caledon decreased.



The value of building permits issued in Brampton comprised over half of all building permit values (or \$640 million). Mississauga had the second highest share of Peel's total building permit value with \$461 million (or 40% of Peel's value). Caledon issued \$38.8 million worth of building permits. All area municipalities experienced a decrease in building permit values. In Brampton and Mississauga building permit values decreased by 35% and 12% respectively. Caledon's building permit values decreased from \$91.6 million to \$38.8 million.

Residential building permit values accounted for almost two-thirds of total building permit values in Mississauga and Caledon, but only about one-third of building permit values in Brampton. Brampton captured the largest share of building permit values in the commercial and institutional sectors. Mississauga's industrial building permit value was the highest in Peel, even though it declined significantly (45%) from 2004 to 2005.

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

	Residential		Industrial		Commercial		Institutional		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Durham	\$467,103	\$597,032	\$23,826	\$31,870	\$119,828	\$76,485	\$33,589	\$42,134	\$644,346	\$747,521
<b>Peel</b>	<b>\$1,149,502</b>	<b>\$538,629</b>	<b>\$148,747</b>	<b>\$184,584</b>	<b>\$222,783</b>	<b>\$214,712</b>	<b>\$74,889</b>	<b>\$201,337</b>	<b>\$1,595,921</b>	<b>\$1,139,262</b>
Brampton	\$783,127	\$218,696	\$49,855	\$77,250	\$97,577	\$166,281	\$50,239	\$177,322	\$980,798	\$639,549
Caledon	\$65,282	\$24,723	\$2,140	\$2,143	\$22,129	\$10,839	\$2,105	\$1,096	\$91,656	\$38,801
Mississauga	\$301,093	\$295,210	\$96,752	\$105,191	\$103,077	\$37,592	\$22,545	\$22,919	\$523,467	\$460,912
Halton	\$638,367	\$677,808	\$23,875	\$23,354	\$128,490	\$113,312	\$21,937	\$7,542	\$812,669	\$822,016
Toronto	\$1,010,513	\$1,127,115	\$107,115	\$39,924	\$376,801	\$444,083	\$342,468	\$190,106	\$1,836,897	\$1,801,228
York	\$807,765	\$902,524	\$77,814	\$102,666	\$218,646	\$182,829	\$26,157	\$61,181	\$1,130,382	\$1,249,200
<b>GTA Total</b>	<b>\$4,073,250</b>	<b>\$3,843,108</b>	<b>\$381,377</b>	<b>\$382,398</b>	<b>\$1,066,548</b>	<b>\$1,031,421</b>	<b>\$499,040</b>	<b>\$502,300</b>	<b>\$6,020,215</b>	<b>\$5,759,227</b>

Source: Statistics Canada.

Produced by The Region of Peel Planning Department

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