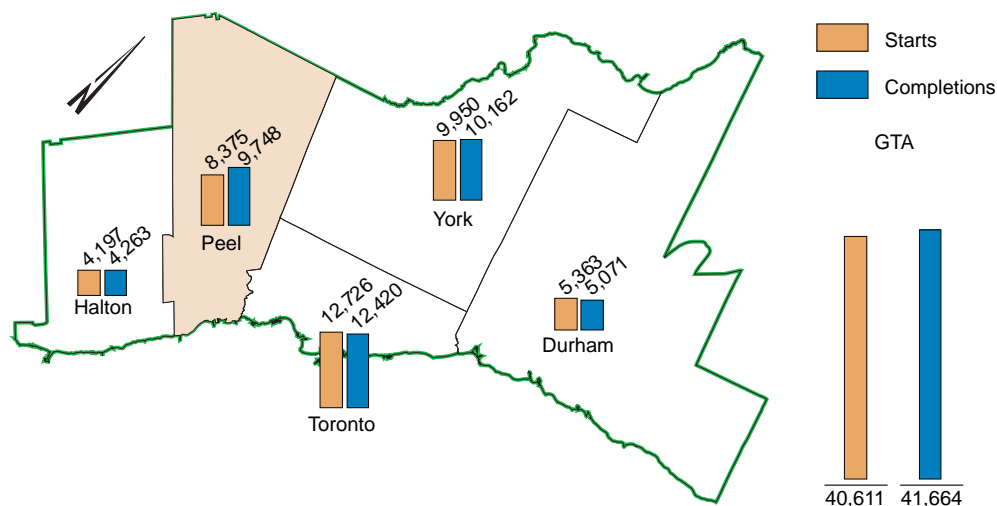


This bulletin discusses Peel's 2006 housing production performance compared to other Greater Toronto Area (GTA) municipalities. In 2006, there were 40,611 housing starts and 41,664 housing completions in the GTA. Housing starts decreased 11% and housing completions declined 3% over 2006.

- Peel recorded the third highest number of starts and completions in the GTA.
- Peel ranked second in multiple starts and completions in the GTA.
- Mississauga was the only area municipality in Peel to record an increase in housing starts and completions from 2005 to 2006.
- In Peel, Brampton led with the highest number of single starts and completions, despite a decline from 2005.

GTA Housing Starts and Completions, 2006



Peel had 8,375 housing starts in 2006 - third highest in the GTA behind Toronto and York. York was the only GTA municipality to record an increase in the number of starts compared to 2005. Of the four municipalities experiencing a decrease in starts, Peel had the second least decrease (13%), behind Durham and ahead of Toronto and Halton.

In 2006, 24,321 multiple unit starts and 16,290 single unit starts were recorded in the GTA. Over half of all starts in Peel consisted of multiple units. Toronto recorded 12,726 housing starts and continues to have a very high proportion of multiple unit starts (90%). Close to half of all multiple unit starts in the GTA were from Toronto, followed by Peel (19%). Just over half of all starts in York and Halton consisted of single units. Durham had more than twice the number of single unit starts compared to multiple unit starts. In the past few years the share of multiple unit starts in the GTA has steadily risen from 53% in 2004 to 60% in 2006.

In 2006, 9,748 units were completed in Peel – third highest in the GTA behind Toronto and York. Within the GTA, Peel recorded the largest increase (18%) in housing completions compared to 2005. York followed with a 13%

increase in housing completions. Halton (21%) and Toronto (18%) experienced significant decreases in housing completions.

There were 24,695 multiple unit completions and 16,969 single unit completions in the GTA in 2006. Peel recorded the second highest number of multiple unit completions in the GTA (with 5,759 units), behind Toronto (with 11,272 units). York was third in multiple unit completions (with 4,181 units). However, York recorded the highest number of single unit completions (with 5,981 units) in the GTA, followed by Peel (with 3,989 units) and Durham (with 3,602 units).

In 2006, rental housing in the GTA comprised 4% of all housing starts and 3% of all housing completions. Toronto had the highest number of rental housing starts (with 1,499 units), followed by Halton (with 108 units). Peel ranked fourth in rental housing starts (with 12 units). Durham recorded the fewest rental starts (with 3 units). For rental completions, Toronto ranked first (with 886 units), ahead of Halton (with 177 units).

	2006 Starts						2006 Completions					
	% of Singles Municipality		% of Multiples Municipality		Total	% of GTA	% of Singles Municipality		% of Multiples Municipality		Total	% of GTA
Toronto	1,298	10.2%	11,428	89.8%	12,726	31.3%	1,148	9.2%	11,272	90.8%	12,420	29.8%
PEEL	3,673	43.9%	4,702	56.1%	8,375	20.6%	3,989	40.9%	5,759	59.1%	9,748	23.4%
York	5,331	53.6%	4,619	46.4%	9,950	24.5%	5,981	58.9%	4,181	41.1%	10,162	24.4%
Durham	3,735	69.6%	1,628	30.4%	5,363	13.2%	3,602	71.0%	1,469	29.0%	5,071	12.2%
Halton	2,253	53.7%	1,944	46.3%	4,197	10.3%	2,249	52.8%	2,014	47.2%	4,263	10.2%
GTA	16,290		24,321		40,611	100.0%	16,969		24,695		41,664	100.0%

Source: Canada Mortgage and Housing Corporation (CMHC)

Definitions:

Completions: A single or semi dwelling is considered complete when only minor building code violations and/or seasonal deficiencies remain. A dwelling with multiple units is considered complete when 90% of the units in the structure are suitable for occupancy.

Multiples: Semis, rows and apartments are considered multiples.

Starts: New dwellings are considered to be starts when construction has commenced and full footings are in place.

BULLETIN: 2006 Housing Starts and Completions

March, 2007

Area Municipal Starts & Completions:

Peel recorded 8,375 housing starts and 9,748 housing completions in 2006. Mississauga and Brampton each recorded about 49% of Peel's housing starts (with over 4,100 units each). Caledon recorded 117 housing starts. Mississauga had 51% of all completions in Peel, slightly ahead of Brampton (with 48%) and Caledon (with 95 completions).

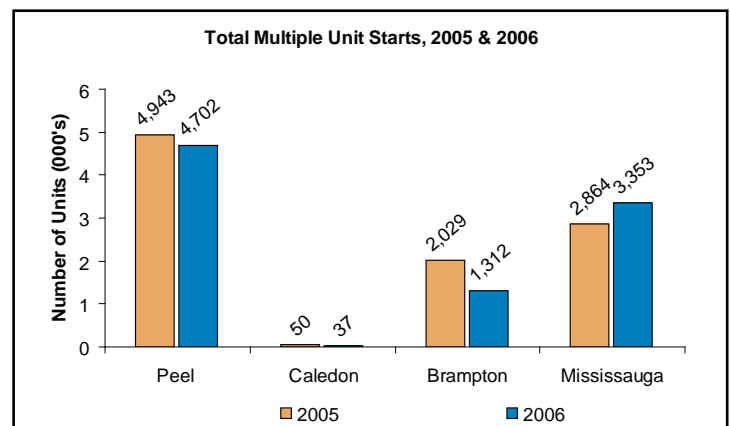
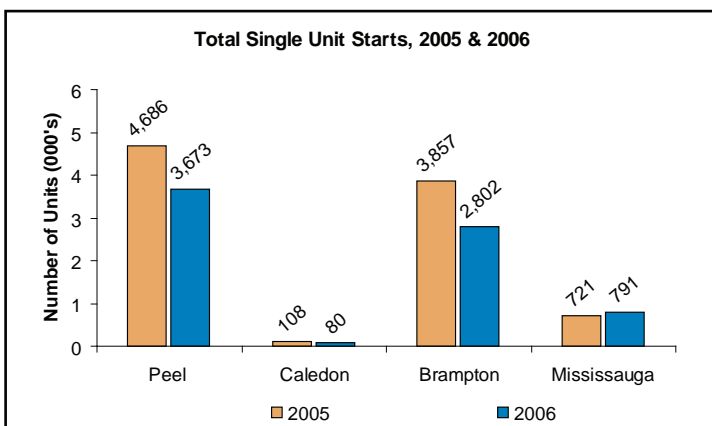
In 2006, housing starts in Peel declined 13% compared to 2005. Mississauga was the only area municipality in Peel that had an increase in starts (16%). Prior to 2006, starts in Mississauga had been steadily declining for the past few years. From 2005 to 2006 starts in Brampton declined 30% and Caledon's starts dropped from 158 units to 117 units. In Brampton, housing starts have been decreasing since 2004.

Multiple unit starts in Peel decreased 5% from 2005 to 2006. Mississauga led all Peel area municipalities with 3,353 multiple unit starts, followed by Brampton (with 1,312 units) and Caledon (with 37 units). In 2006, multiple unit starts in Mississauga were up 17% from 2005. Multiple unit starts in Brampton declined 35% in 2006. Overall, single unit starts declined 22% in Peel from 2005 to 2006. Brampton recorded the highest number of single unit starts (with 2,802 units) in Peel, despite a 27% decrease from 2005. Mississauga recorded a 10% increase in single starts. In Caledon, the number of single unit starts fell from 108 units in 2005 to 80 units in 2006.

Peel's housing completions were 18% higher in 2006 than in 2005. Mississauga led this increase by recording over twice the number of housing completions in 2006 than in 2005. Housing completions in Brampton decreased by 18% during this time period. Caledon recorded 95 completions – 286 fewer completions compared to 2005.

In 2006, multiple unit completions accounted for almost 60% of all completions in Peel. Multiple unit completions increased more than twice in Peel from 2005 to 2006. Within Peel, Mississauga recorded the highest number of multiple completions (with 4,358 units), followed by Brampton (with 1,369 units). Mississauga's multiple unit completions rose 3.5 times while Brampton's multiple unit completions increased by 2%. Even though single unit completions in Brampton decreased by about one-quarter, the municipality still had the largest share of single unit completions in Peel (83% or 3,304 units). In Caledon, 63 of the 95 completions were single unit completions and 13% of all completions in Mississauga were single unit completions.

In 2006, Mississauga was the only municipality in Peel to record any rental housing starts (with 12 units). There were no rental housing completions in Peel in 2006.



	2006 Starts						2006 Completions					
		% of		% of		Total	% of Peel		% of		% of	
	Singles	Municipality	Multiples	Municipality	Singles			Municipality	Multiples	Municipality	Total	% of Peel
Caledon	80	68.4%	37	31.6%	117	1.4%	63	66.3%	32	33.7%	95	1.0%
Brampton	2,802	68.1%	1,312	31.9%	4,114	49.1%	3,304	70.7%	1,369	29.3%	4,673	47.9%
Mississauga	791	19.1%	3,353	80.9%	4,144	49.5%	622	12.5%	4,358	87.5%	4,980	51.1%
PEEL	3,673		4,702		8,375	100.0%	3,989		5,759		9,748	100.0%

Source: Canada Mortgage and Housing Corporation (CMHC)