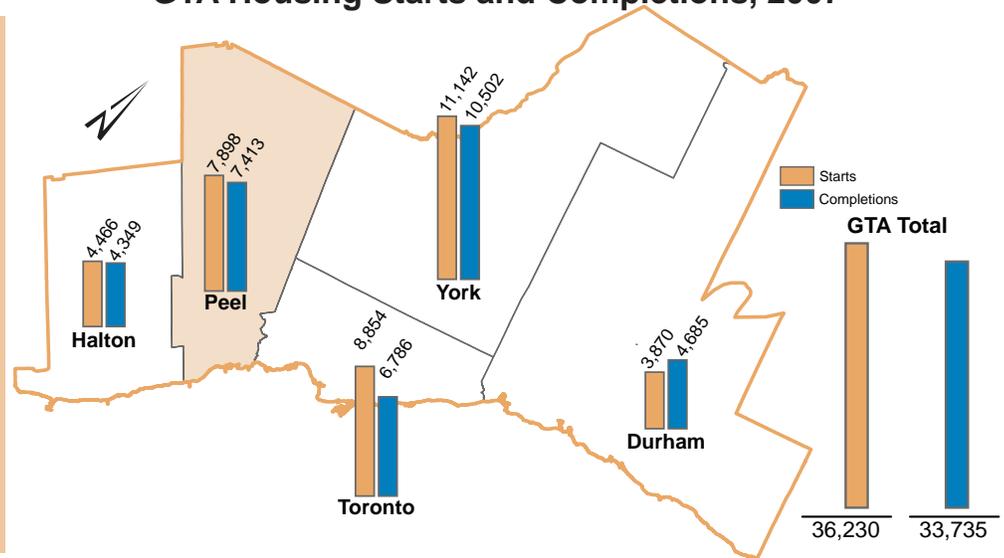


This bulletin discusses Peel Region's 2007 housing production performance compared to other Greater Toronto Area (GTA) municipalities. In 2007, there were 36,230 housing starts and 33,735 housing completions in the GTA, a decline of 10.8% and 19.0%, respectively, from 2006 numbers.

GTA Housing Starts and Completions, 2007

Highlights

- Peel recorded the third-highest number of housing starts and the second-highest number of housing completions in the GTA in 2007
- Peel saw the third-highest number of multiple unit starts and completions in the GTA
- Brampton was the only area municipality to record an increase in both starts and completions from 2006 to 2007
- Mississauga led the other area municipalities in multiple unit starts and completions, despite significant declines from 2006.



Peel Region had 7,898 housing starts in 2007, the third highest in the GTA, behind Toronto and York. This number represents 21.8% of all housing starts in the GTA. York saw the greatest increase in housing starts over 2006 values, at 12.0%, followed by Halton, at 6.4%. Declines in housing starts occurred in Toronto, which saw the greatest decrease, of 30.4%; Durham, where starts declined by 27.8%; and Peel, which exhibited the smallest decrease, at 5.7%.

In 2007, there were 19,591 multiple unit starts and 16,639 single unit starts in the GTA – 54.1% and 45.9%, respectively, of the total number of GTA housing starts. Multiple unit starts declined by 19.4% over 2006 values, while single unit starts increased by 2.1%. Single unit starts made up a large proportion of all starts in Peel and Durham – 61.7% and 68.8%, respectively, of the total number of starts in each municipality. York and Halton each received approximately equal proportions of single and multiple unit starts. In Toronto, multiple unit starts made up 86.1% of all housing starts. Peel had 4,871 single unit starts in 2007, the second-highest in the GTA, behind York. Peel also saw the third-highest number of multiple unit starts, at 3,027 units, behind Toronto and York.

There were 7,413 units completed in Peel in 2007. Peel had the second-highest number of completed units in the GTA, behind York (with 10,502 units). Peel received 22.0% of all housing completions in the GTA, compared to York's 31.1%.

Halton saw the fewest housing completions in 2007, with 12.9% of all completions in the GTA. Housing completions increased slightly compared to 2006 values in York and Halton, while decreases occurred in Toronto, Durham, and Peel. Of these three municipalities, Peel exhibited the second-smallest decline, at 24.0%.

Across the GTA, there were 17,648 multiple unit completions and 16,087 single unit completions in 2007, representing 52.3% and 47.7%, respectively, of the total number of GTA housing completions. Multiple unit completions decreased by 28.5% between 2006 and 2007, and single unit completions decreased by 5.2%. Peel Region saw 3,352 multiple and 4,061 single unit completions in 2007, representing 45.2% and 54.8%, respectively, of the total number of housing completions in Peel. Of the 5 GTA municipalities, Peel saw the third-highest number of multiple unit completions, behind Toronto and York. Peel also exhibited the second-highest number of single unit completions, after York.

Rental housing in the GTA comprised 2.1% of all housing starts and 3.0% of all housing completions in 2007. Toronto saw the highest number of rental housing starts (843), followed by Durham (146), York (117), Peel (27), and Halton (5 units). Toronto exhibited the most rental housing completions (764 units), ahead of Halton (132), York (65), Peel (35), and Durham (2 units).

Housing Starts & Completions in the GTA

	2007 Starts				Total		2007 Completions				Total	
	Singles	% of Municipality	Multiples	% of Municipality			Singles	% of Municipality	Multiples	% of Municipality		
Toronto	1,231	13.9%	7,623	86.1%	8,854	24.4%	1,085	16.0%	5,701	84.0%	6,786	20.1%
PEEL	4,871	61.7%	3,027	38.3%			7,898	21.8%	4,061	54.8%		
York	5,557	49.9%	5,585	50.1%	11,142	30.8%	5,458	52.0%	5,044	48.0%	10,502	31.1%
Durham	2,663	68.8%	1,207	31.2%	3,870	10.7%	3,223	68.8%	1,462	31.2%	4,685	13.9%
Halton	2,317	51.9%	2,149	48.1%	4,466	12.3%	2,260	52.0%	2,089	48.0%	4,349	12.9%
GTA (Total)	16,639		19,591		36,230	100.0%	16,087		17,648		33,735	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: 2007 Housing Starts and Completions

March, 2008

Area Municipal Starts & Completions:

In 2007, Peel Region saw 7,898 housing starts and 7,413 housing completions. Of these housing starts, 67.3% occurred in Brampton, where 5,316 starts were recorded. Mississauga saw 2,495 starts, or 31.6% of Peel's total, while Caledon recorded 87 starts, or 1.1% of Peel's total. Of the 7,413 housing completions in Peel, 4,626 units, or 62.4% of Peel's total, occurred in Brampton. Mississauga recorded 2,679 completions, or 36.1% of Peel's total, and Caledon exhibited 108 completions, 1.5% of Peel's total.

Housing starts in Peel Region declined by 5.7% between 2006 and 2007. Brampton was the only area municipality to record an increase in housing starts, at 29.2%, reversing a trend of declining starts evident between 2004 and 2006. In Mississauga, starts declined by 39.8%, and in Caledon, starts dropped from 117 units to 87 units between 2006 and 2007.

Multiple unit starts in Peel decreased by 35.6% from 2006 to 2007. Mississauga led all Peel area municipalities in multiple unit starts, with 1,605 units, followed by Brampton, with 1,383 units, and Caledon, with 39 units. In 2007, multiple unit starts in Mississauga dropped 52.1% from 2006 levels, while multiple unit starts in Brampton and Caledon both increased by 5.4%.

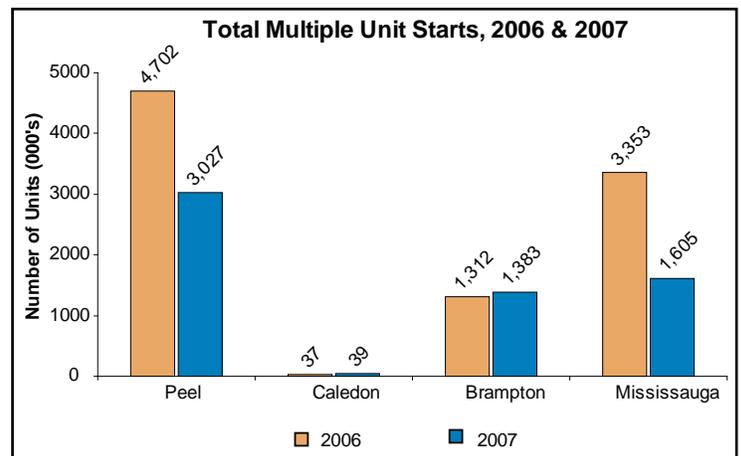
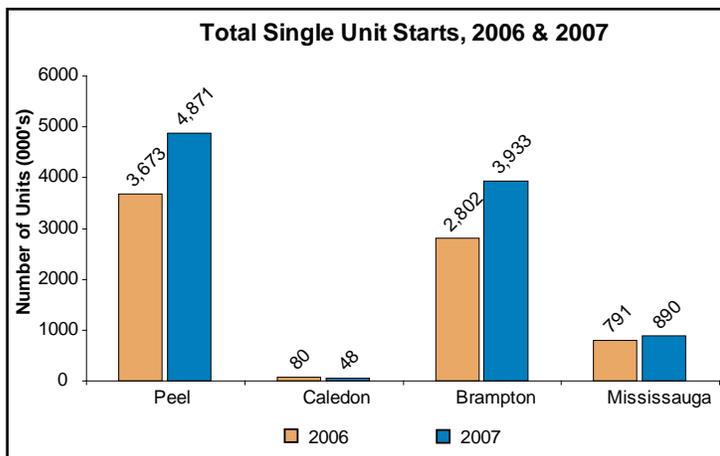
Single unit starts in Peel increased 32.6% from 2006 to 2007. Brampton saw the highest number of single unit starts in the Region, at 3,933 – a 40.4% increase over 2006. Mississauga recorded a 12.5% increase in single unit starts, with 890 starts in 2007. In Caledon, the number of single unit starts dropped from 80 units in 2006 to 48 units in 2007.

Peel Region's housing completions declined by 24.0% from 2006 to 2007. Mississauga saw the greatest decrease in housing completions, recording a decline of 46.2% from 2006. Housing completions declined by 1.0% in Brampton from 2006 to 2007, while completions in Caledon increased from 95 units in 2006 to 108 units in 2007.

Multiple unit completions accounted for 45.2% of all completions in Peel. In 2006, they accounted for nearly 60%. Multiple unit completions declined by 41.8% across the Region between 2006 and 2007. Mississauga had the most significant decline, with a decrease in multiple unit completions of 54.9% from 2006 to 2007. Multiple unit completions in Brampton declined by 1.5%, while in Caledon, the number of multiple unit completions increased from 32 in 2006 to 37 in 2007.

Single unit completions in Peel increased by 1.8% between 2006 and 2007. Brampton saw the highest number of single unit completions in 2007, at 3,277 units, despite a modest decrease of 0.8% over 2006 levels. Mississauga recorded a 14.6% increase in single unit completions, with 713 completions in 2007. Single unit completions in Caledon rose from 63 units in 2006 to 71 units in 2007.

In 2007, Mississauga and Caledon each recorded a small number of rental housing starts – 25 units in Caledon and 3 in Mississauga. Mississauga also recorded 35 rental housing completions in 2007. Brampton saw no rental housing starts or completions in 2007.



Housing Starts & Completions in the Peel Area Municipalities

	2007 Starts				Total		2007 Completions				Total	
	Singles	% of Municipality	Multiples	% of Municipality	Total	% of Peel	Singles	% of Municipality	Multiples	% of Municipality	Total	% of Peel
Brampton	3,933	74.0%	1,383	26.0%	5,316	67.3%	3,277	70.8%	1,349	29.2%	4,626	62.4%
Caledon	48	55.2%	39	44.8%	87	1.1%	71	65.7%	37	34.3%	108	1.5%
Mississauga	890	35.7%	1,605	64.3%	2,495	31.6%	713	26.6%	1,966	73.4%	2,679	36.1%
Peel (Total)	4,871		3,027		7,898	100.0%	4,061		3,352		7,413	100.0%

Source: Canada Mortgage and Housing Corporation (CMHC)