

This bulletin summarizes building permit activity in Peel Region and the Greater Toronto Area (GTA) in 2008 based on data provided by Statistics Canada. Please note that units created are based on building permits issued. Please see page 4 for definitions of key terms.

Highlights:

- Peel recorded the largest decrease (-41.9%) in residential units created in the GTA.
- Peel is shifting from lower to higher residential density as it recorded the smallest number of single units created, but the third-largest number of row house units created and second-largest number of apartment units created in the GTA.
- Between 2007 and 2008, Peel recorded the largest decline in residential building permit values (-59%) and the largest decline in total (residential & non-residential) building permit values (-43%).
- Mississauga was the Peel area municipality with the largest number of residential units created and the largest total value of building permits.

Peel & GTA

Total Values

The total value of building permits issued for all sectors across the GTA for 2008 was \$13.3 billion. Of these values, the highest proportion (43.1%) was recorded in Toronto while the lowest proportion (8.7%) was recorded in Durham. Nearly one-sixth of building permit values (15.6%) was recorded in Peel. In comparison to 2007, Toronto recorded the largest and only increase (32.0%) while Peel recorded the largest decrease (-42.8%) in the GTA.

Residential

Units Created

During 2008, 36,029 residential units were created in the GTA, a 6.4% decrease when compared to 2007. Of these residential units, nearly two-fifths (39% or 13,873) were created in Toronto and over one-sixth (16% or 5,896 units) were created in Peel. Durham claimed the smallest proportion at 9% (3,114 units).

In absolute terms, Peel ranked third in number of residential units created, significantly behind Toronto and York but slightly ahead of Halton.

When comparing 2007 to 2008, Halton and Toronto recorded increases in residential units created (22.0% and 33.4%), while Durham, York and Peel recorded decreases (-14.1%, -22.8% and -41.9% respectively)(see Table 1).

Housing Types

Toronto's share of total apartment units created in the GTA increased from 60% in 2007 to 64% in 2008. York saw its share of apartment units decline the greatest from 18.4% to 10.8% while Peel's share increased by 1% (from 17.5% to 18.5%). Peel recorded the second-largest number of apartment units created in 2008. The remaining housing types of single, double and row were more evenly distributed among GTA municipalities. York recorded the largest number of single and double units created and Halton recorded the largest number of row units created. Peel recorded the smallest share (9.8% or 1,055) of single units created in 2008, which represents a drastic change from 2007 when Peel recorded the largest share of single units created. Peel also recorded the third-largest number of double units and row house units created.

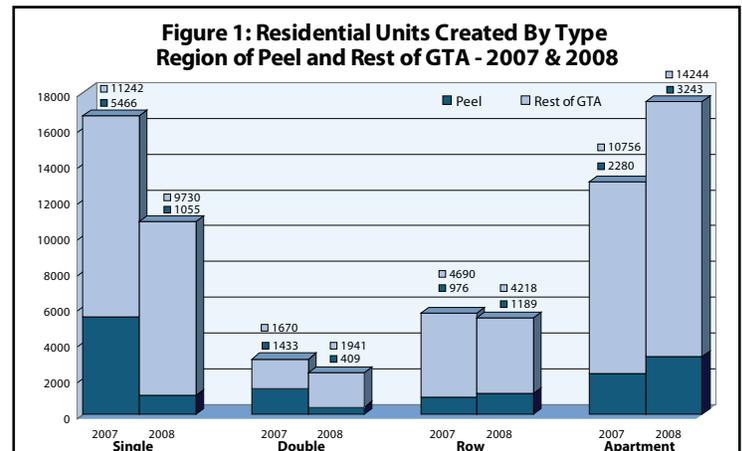


Table 1: Residential Units Created in Peel and the GTA, 2007 & 2008

Municipality	Single		Double		Row		Apartment		Residential	
	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008
Durham	2,537	1,912	384	223	578	799	125	180	3,624	3,114
Peel	5,466	1,055	1,433	409	976	1,189	2,280	3,243	10,155	5,896
Brampton	4,252	764	1,145	30	473	260	824	831	6,694	1,185
Caledon	54	57	8	19	4	3	28	76	94	155
Mississauga	1,160	234	280	360	499	926	1,428	2,336	3,367	3,856
Halton	2,515	2,573	241	632	1,463	1,385	422	1,070	4,641	5,660
Toronto	1,251	1,098	307	346	1,036	1,323	7,805	11,106	10,399	13,873
York	4,939	4,147	738	740	1,613	711	2,404	1,888	9,694	7,486
GTA	16,708	10,785	3,103	2,350	5,666	5,407	13,036	17,487	38,513	36,029

Note: Residential includes single, double, row, apartment, cottage, mobile and conversion.

Produced by Region of Peel Environment, Transportation & Planning Services.

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In comparison to 2007, Peel recorded the largest decreases in single and double units created in 2008 (-80.7% and -71.5% respectively). Halton recorded the only increase in single units created (2.3%) and the largest increase in double units created (162.2%). Over the same period, Peel recorded the third-largest increase (21.8%) in row units created (behind Durham and Toronto) and the second-lowest increase (42.2%) in apartment units created (behind Halton, Durham and Toronto). York recorded the largest decrease (-55.9%) in row units created and the only decrease in the GTA in apartment units created (-21.5%) (see Table 2).

Permit Values

In comparison to 2007, residential building permit values in the GTA fell 12.4% to \$7.7 billion in 2008. Peel had the largest decline in permit values (58.9%). On the GTA upper-tier municipality level, the trend was:

- Toronto: 34.7% increase
- Halton: 9.8% increase
- York: 15.9% decline
- Durham: 16.1% decline
- Peel: 58.9% decline

Non-Residential

Permit Values

In 2008, non-residential building permit values in the GTA rose 8.1% to \$2.9 billion as compared to 2007. Conversely, Peel had an 8.6% decline in permit values. On the GTA upper-tier municipality level, the trend was:

- Toronto: 29.3% increase
- Durham: 0.5% decline
- Peel: 8.6% decline
- Halton: 11.7% decline
- York: 33.3% decline

Values by Building Type

Toronto recorded the highest building permit values in each non-residential building type (industrial, commercial

and institutional), while Peel recorded the second-highest values. When examining total non-residential building values, however, York recorded the second-highest total building permit value (behind Toronto and slightly ahead of Peel).

Over half of commercial and institutional building permit values and over one-third of industrial building permit values were recorded in Toronto (52.8%, 50.8% and 36.4% respectively). York recorded the smallest share of industrial building permit values (6.4%), while Durham recorded the smallest share of commercial and institutional building permit values (6.2% and 8.4% respectively) as well as the lowest share of total non-residential building permit values (8.7%) (see Table 3).

Toronto recorded the highest percentage increases in industrial and institutional building permit values (164.6% and 26.9% respectively) while Durham recorded the highest percentage increase in commercial building permit values (28.0%). York recorded the largest percentage decreases in industrial and commercial building permit values (-73.9% and -27.4% respectively) while Durham recorded the largest percentage decrease in institutional building permit values (-18.3%). Peel recorded the second-largest decline in industrial building permit values, the second-largest increase in commercial building permit values, and the smallest decline in institutional building permit values (Toronto recorded the only increase). Overall, in terms of total non-residential building permit values, Toronto recorded the largest and sole increase in the GTA (29.3%), while York recorded the largest decrease (-33.3%) (see Table 2).

Residential vs. Non-Residential

Permit Values

All but one of the GTA municipalities (Peel being the exception) had the majority of their total building permit values accounted for by residential building permit values. The highest proportion was in York (72.2%), while Peel had the lowest proportion at 48.8% (non-residential permit values constituting the majority of total values).

Municipality	Single Units Created	Double Units Created	Row Units Created	Apartment Units Created	Residential Units Created	Residential Values	Non-Residential Values	Industrial Values	Commercial Values	Institutional Values	Residential & Non-Residential Values
Durham	-24.6%	-41.9%	38.2%	44.0%	-14.1%	-16.1%	-0.5%	-21.4%	28.0%	-18.3%	-11.0%
Peel	-80.7%	-71.5%	21.8%	42.2%	-41.9%	-58.9%	-8.6%	-29.3%	3.6%	-5.1%	-42.8%
Brampton	-82.0%	-97.4%	-45.0%	0.8%	-71.8%	-75.6%	-22.8%	-34.0%	-29.4%	-4.8%	-62.9%
Caledon	5.6%	137.5%	-25.0%	171.4%	64.9%	24.7%	-10.5%	-20.0%	-10.5%	-7.4%	-2.3%
Mississauga	-79.8%	28.6%	85.6%	63.6%	14.5%	-18.5%	8.5%	-25.5%	44.6%	-5.1%	-7.1%
Halton	2.3%	162.2%	-5.3%	153.6%	22.0%	9.8%	-11.7%	-24.4%	11.9%	-62.6%	1.4%
City of Toronto	-12.2%	12.7%	27.7%	42.3%	33.4%	34.7%	29.3%	164.6%	20.2%	26.9%	32.0%
York	-16.0%	0.3%	-55.9%	-21.5%	-22.8%	-15.9%	-33.3%	-73.9%	-27.4%	-14.6%	-21.6%
GTA	-35.5%	-24.3%	-4.6%	34.1%	-6.4%	-12.4%	1.6%	-13.9%	7.3%	-1.3%	-7.0%

Source: Statistics Canada. **Note:** Residential includes single, double, row, apartment, cottage, mobile and conversion. Produced by Region of Peel Environment, Transportation & Planning Services.

Local Area Municipalities



Total Values

The total value of building permits issued for all sectors across Peel was \$2.1 billion (a decrease of 42.8% from 2007) (see Table 3). Of these permit values,

- 51% (\$1.1 billion) were recorded in Mississauga
- 42% (\$863 million) were recorded in Brampton
- 7% (\$154 million) were recorded in Caledon.

Residential

Units Created

In 2008, 5,896 units were created in Peel, a 42% decrease from 2007. Of these residential units,

- 65.4% (3,856) were created in Mississauga
- 32.0% (1,885) were created in Brampton
- 2.6% (155) were created in Caledon

When comparing 2007 to 2008, Mississauga and Caledon recorded significant increases in residential units created (14.5% and 64.9% respectively), while Brampton recorded a large decrease (-71.8%).

Housing Types

Nearly three-quarters (72.4% or 764) of single units created in Peel were created in Brampton. Nevertheless, Caledon was the only area municipality to have an increase (5.6%) in single units created in 2008 as compared to 2007. Mississauga and

Brampton recorded 79.8% and 82.0% declines respectively. Well over three-quarters (88% or 360) of double (semi-detached) units were created in Mississauga. Mississauga and Caledon recorded large increases in these types of units being created (28.6% and 137.5% respectively), while Brampton recorded a decrease (-97.4%).

Over three-quarters of all row house units and nearly three-quarters of all apartment units (78% or 926 of row houses and 72% or 2,336 of apartments) were created in Mississauga. Mississauga recorded an increase in row house units created (85.6%), while Caledon and Brampton recorded decreases (-25.0% and -45.0% respectively). All three area municipalities recorded an increase in apartment units created (Caledon at 171.4% [from 28 to 76 units], Brampton at 0.8%, and Mississauga at 63.6%).

Permit Values

In comparison to 2007, residential building permit values in Peel fell 58.9% to \$1 billion in 2008 (from \$2.5 billion in 2007). On the area municipality level, Caledon recorded the lone increase (24.7%) while Mississauga and Brampton recorded declines (-18.5% and -75.6% respectively).

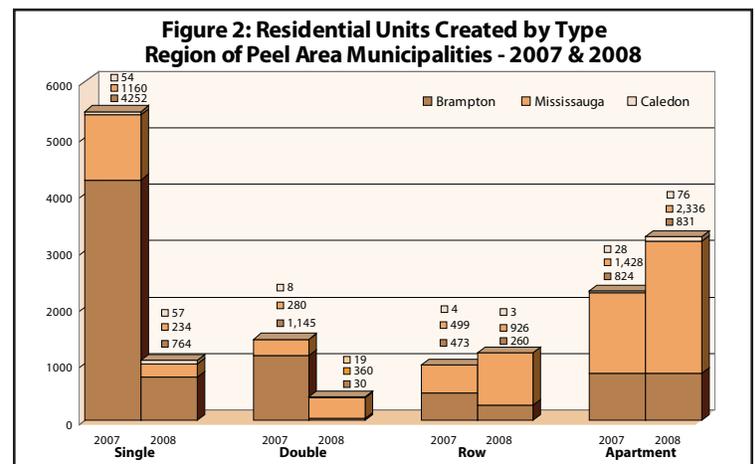


Table 3: Estimated Value of Building Permits Issued in Peel and the GTA (In Thousands of Dollars), 2007 & 2008

Municipality	Residential		Industrial		Commercial		Institutional		Non-Residential		Residential & Non-Residential	
	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008
Durham	\$869,451	\$729,375	\$123,391	\$96,954	\$170,634	\$218,329	\$127,834	\$104,419	\$421,859	\$419,702	\$1,291,310	\$1,149,077
Peel	\$2,460,432	\$1,011,539	\$353,721	\$250,202	\$518,028	\$536,855	\$287,494	\$272,869	\$1,159,243	\$1,059,926	\$3,619,675	\$2,071,465
Brampton	\$1,767,669	\$431,301	\$161,450	\$106,573	\$216,751	\$152,923	\$181,075	\$172,358	\$559,276	\$431,854	\$2,326,945	\$863,155
Caledon	\$36,504	\$45,511	\$6,464	\$5,174	\$93,868	\$84,045	\$20,253	\$18,759	\$120,585	\$107,978	\$157,089	\$153,489
Mississauga	\$656,259	\$534,727	\$185,807	\$138,455	\$207,409	\$299,887	\$86,166	\$81,752	\$479,382	\$520,094	\$1,135,641	\$1,054,821
Halton	\$1,024,525	\$1,124,800	\$156,343	\$118,216	\$364,482	\$407,905	\$130,003	\$48,629	\$650,828	\$574,750	\$1,675,353	\$1,699,550
Toronto	\$2,183,102	\$2,941,572	\$111,790	\$295,753	\$1,535,028	\$1,845,628	\$499,815	\$634,305	\$2,146,633	\$2,775,686	\$4,329,735	\$5,717,258
York	\$2,243,079	\$1,885,839	\$199,721	\$52,101	\$671,271	\$487,285	\$220,600	\$188,489	\$1,091,592	\$727,875	\$3,334,671	\$2,613,714
GTA	\$8,780,589	\$7,693,125	\$944,966	\$813,226	\$3,259,443	\$3,496,002	\$1,265,746	\$1,248,711	\$5,470,155	\$5,557,939	\$14,250,744	\$13,251,064

Note: Residential includes single, double, row, apartment, cottage, mobile and conversion.

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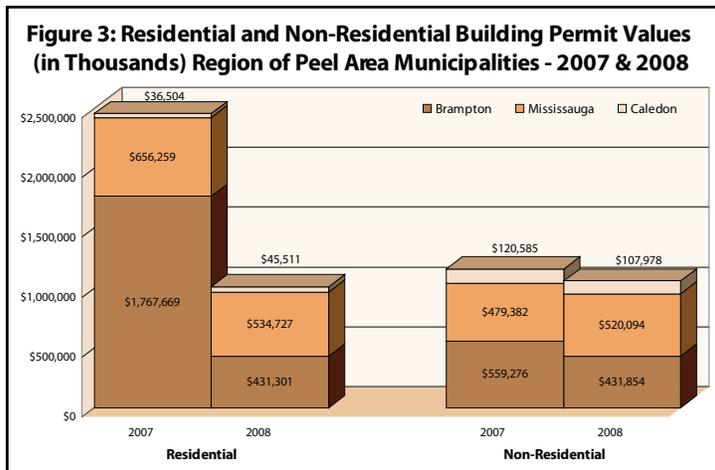
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Non-Residential

Permit Values

As compared to 2007, non-residential building permit values in Peel fell 8.6% to \$1.1 billion in 2008. On the area municipality level, Brampton recorded a decrease of 22.8% to \$431 million and Caledon recorded a decrease of 10.5% to \$46 million. Mississauga was the only area municipality to record an increase in non-residential building permit values (up 8.5% to \$520 million).

From 2007 to 2008, Peel experienced a decline in values for industrial and institutional building permits (-29.3% and -5.1% respectively) but an increase in the value of commercial building permits (3.6%). This trend was mirrored in only one of the area municipalities, Mississauga, where industrial values fell 26% and institutional values declined 5% but commercial values rose 44.6% from 2007. In Brampton and Caledon, permit values for all three building types declined from 2007. In Brampton, industrial permit values fell 34%, commercial values declined 29.4% and institutional values decreased 4.8%. In Caledon, industrial values fell 20%, commercial values declined 10.5% and institutional values decreased 7.4%.



Residential vs. Non-Residential

Permit Values

Despite the fact that 51.2% of total building permit values in Peel were comprised of non-residential permit values, the majority of Mississauga's and half of Brampton's total building permit values were comprised of residential permit values (50.7% and 50.0% respectively). In contrast, a large majority (70.3%) of Caledon's total building permit values were accounted for by non-residential building permits.

Values by Building Type

Over half (50.7%) of non-residential values in Peel were accounted for by commercial buildings. On the area municipal level, this trend was similar in Mississauga and Caledon, where the figures were 57.7% and 77.8% respectively. In Brampton, however, the distribution of industrial, commercial and institutional building permit values as a proportion of total values was much more evenly split. Commercial and institutional building permit values in Brampton each accounted for over one-third of total building permit values (35% and 40% respectively) while industrial building permit values accounted for one-quarter (25%) of total building permit values.



Definitions of Terms :

Units Created:

The number of residential units given authorization to be created based on building permits issued. These units may not necessarily have been built during the month for which they were approved to begin construction.

Building Permits:

The total number of building permits issued, regardless of whether or not a new unit or building was created.

Building Permit Values:

The total value of building permits issued, regardless of whether or not the permits resulted in new units/buildings being created.

Note: Residential includes single, double, row, apartment, cottage, mobile and conversion.