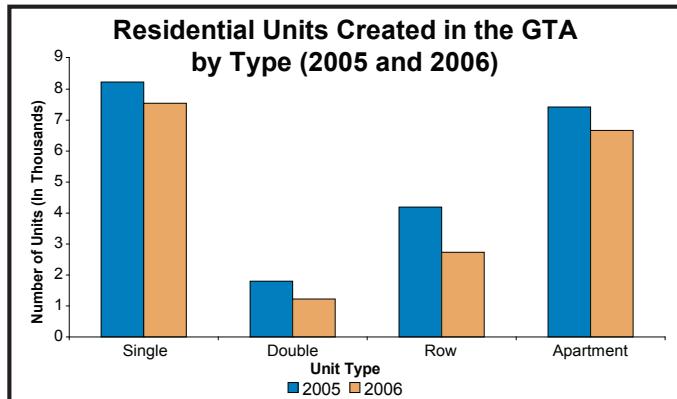


This bulletin summarizes building permit activity in Peel Region and the Greater Toronto Area (GTA) from January to June 2006 based on data from Statistics Canada. Throughout the GTA 18,172 residential units were created from building permits issued. This is a 16% decrease in residential units created compared to the same time period in 2005. The total value of building permits issued in all sectors was \$5.49 billion - a 5% decrease in total value of building permits issued compared with the first half of 2005.

During the first half of 2006 Peel and York were the only municipalities in the GTA to record an increase in residential units created. Peel's figure rose 21% (to 3,182 units created) while York's figure increased 11% (to 5,153 units created) over the first half of 2005. Halton Region had the largest decline (of 44%) in residential units created. Peel had the third highest number of residential units created in the GTA during this time period.



During the first half of 2006 the total number of residential units created in the GTA decreased. In Peel Region both single-detached units and apartments increased. The number of single detached units increased by two-fifths, while apartments created in Peel doubled compared to the first half of 2005. Toronto still leads the GTA in apartment units created, but Durham, Peel and York were the only municipalities to record an increase in this unit type. Peel also saw a slight increase in double (or semi-detached) units created during the first half of 2006. York region had the highest number of semi-detached units created with 360 units while only 109 units were created in Toronto.

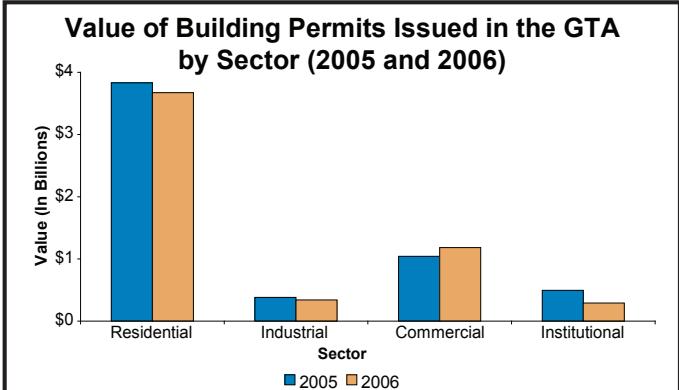
The total value of building permits issued for all sectors across the GTA was \$5.49 billion in the first half of 2006. Peel had the third highest share of building permit values in the GTA with \$1.06 billion - a 7% decrease compared to the first half of 2005. York and Durham both showed an increase in the value of building permits issued. York had the highest increase; the total value of building permits issued increased by almost one-fifth (to \$1.44 billion) compared to the first half of 2005.

Highlights

- Peel had the third highest number of residential units created and the third highest total value of building permits issued in the GTA.
- Peel Region saw the largest increase in residential units created from building permits issued for all municipalities in the GTA at 21%.
- Brampton had the highest number of residential units created and the highest total value of building permits issued in Peel.

Peel Region had the highest industrial building permit value in the GTA (with \$144 million) despite a 22% decrease compared to the first half of 2005. Peel's industrial value comprised over two-fifths of this figure for the entire GTA and more than doubled the industrial value of any other GTA municipality. Peel had the second highest institutional value in the GTA behind Toronto.

The residential sector was the only sector in Peel to see an increase in building permit values for the first half of 2006. Peel had the third highest residential value behind York and Toronto.



Residential Units Created in Peel and the GTA, 2005 and 2006

	Single		Double		Row		Apartment		Residential	
	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005
Durham	1,947	2,262	170	467	531	454	415	66	3,063	3,249
Peel	1,681	1,193	349	337	367	731	785	376	3,182	2,637
Brampton	1,260	678	279	200	192	13	0	0	1,731	891
Caledon	54	65	2	13	0	0	1	3	57	81
Mississauga	367	450	68	124	175	718	784	373	1,394	1,665
Halton	898	1,873	236	338	681	835	113	406	1,928	3,453
Toronto	496	427	109	96	251	1,132	3,990	6,035	4,846	7,690
York	2,523	2,476	360	564	904	1,043	1,366	543	5,153	4,631
GTA Total	7,545	8,231	1,224	1,802	2,734	4,195	6,669	7,426	18,172	21,660

Source: Statistics Canada.

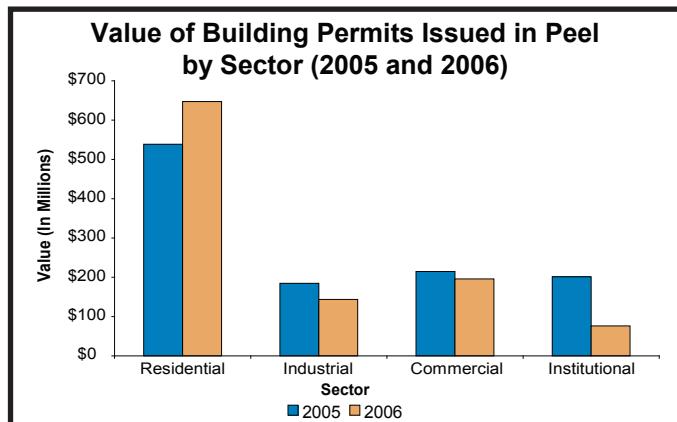
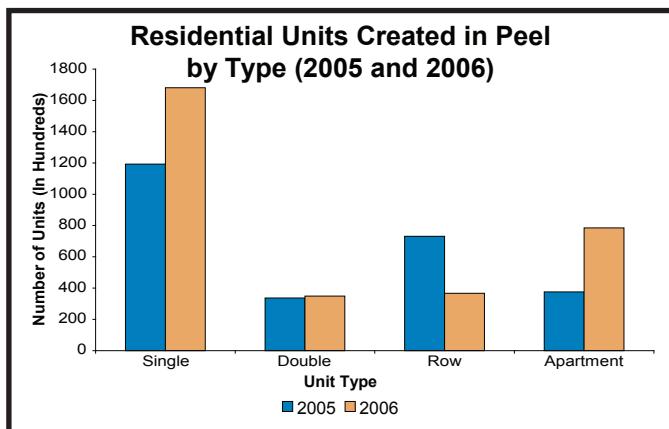
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Area Municipal Performance 2006:

Comparing January to June of 2005 to the same period in 2006, the number of residential units created in Peel increased by one-fifth to 3,182 units. Peel's total building permit value decreased by 7% (to \$1.06 billion) despite a 20% increase in residential building permits. Brampton had the highest number of residential units created (with 1,731 units) and the highest value for residential building permits (with \$400 million). Brampton also had the highest total building permit value for the year of 2006 (with \$561 million) even though building permit values in Brampton decreased in all but the residential sector. Mississauga had the highest non-residential building permit value (with \$239 million).

During the first half of 2006, 1,731 residential units were created in Brampton. Mississauga followed close behind with 1,394 units created. Caledon saw a decrease from 81 to 57 units created. During the first 6 months of 2006, Brampton recorded almost twice as many residential units created compared to the first half of 2005.

Brampton had the most residential units created for all unit types except apartments. In Mississauga the number of apartment units created in 2006 more than doubled compared to the first half of 2005 but all other types of residential units decreased. Almost 70% of Peel's multiple units were created in Mississauga.



Throughout the first six months of 2006 there were \$1.06 billion worth of building permits issued in Peel. Brampton's building permit values made up 53% (or \$561 million) of the total while Mississauga and Caledon recorded 44% (or \$468 million) and 3% (or \$35 million) respectively. Both Brampton's and Caledon's total building permit values for the first half of 2006 were over 10% lower than 2005. Mississauga stayed about even with a 2% increase.

Residential building permits accounted for 61% (or \$647 million) of the total value of Peel's building permits. Mississauga was the only municipality in Peel with a greater share of its building permit values in the non-residential sectors (with 51%) than in the residential sector. In Brampton, 71% (or \$400 million) of the total value was from residential development. In Caledon this figure was 54% (or \$19 million).

Estimated Value of Building Permits Issued in Peel and the GTA (In Thousands of Dollars), 2005 and 2006

	Residential		Industrial		Commercial		Institutional		Tot. Res & Nres	
	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005
Durham	\$612,639	\$597,032	\$58,343	\$31,870	\$75,752	\$76,485	\$39,645	\$42,134	\$786,379	\$747,521
Peel	\$647,391	\$538,629	\$143,646	\$184,584	\$195,986	\$214,712	\$76,340	\$201,337	\$1,063,363	\$1,139,262
Brampton	\$399,846	\$218,696	\$43,741	\$77,250	\$77,257	\$166,281	\$40,183	\$177,322	\$561,027	\$639,549
Caledon	\$18,565	\$24,723	\$2,701	\$2,143	\$13,140	\$10,839	\$206	\$1,096	\$34,612	\$38,801
Mississauga	\$228,980	\$295,210	\$97,204	\$105,191	\$105,589	\$37,592	\$35,951	\$22,919	\$467,724	\$460,912
Halton	\$386,965	\$677,808	\$26,804	\$23,354	\$105,888	\$113,312	\$30,374	\$7,542	\$550,031	\$822,016
Toronto	\$1,007,801	\$1,157,994	\$45,434	\$39,924	\$503,017	\$443,200	\$96,774	\$176,246	\$1,653,026	\$1,817,364
York	\$1,019,118	\$859,376	\$67,200	\$102,859	\$301,552	\$194,636	\$48,581	\$68,179	\$1,436,451	\$1,225,050
GTA Total	\$3,673,914	\$3,830,839	\$341,427	\$382,591	\$1,182,195	\$1,042,345	\$291,714	\$495,438	\$5,489,250	\$5,751,213

Source: Statistics Canada.

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