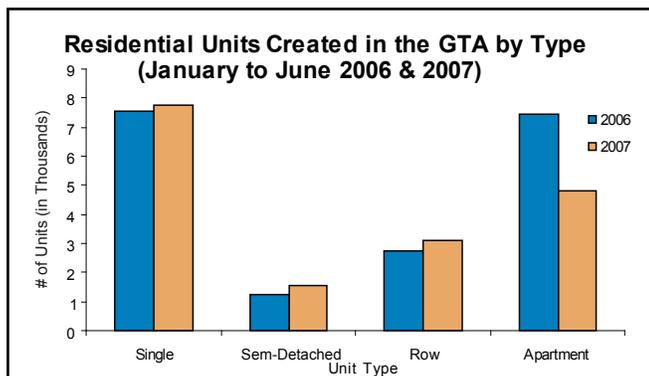


This bulletin summarizes building permit activity in Peel Region and the Greater Toronto Area (GTA) from January to June 2007 based on data provided by Statistics Canada. Based on building permits issued, within the GTA, a total of 17,281 residential units were created from building permits issued, representing a 9% decline from the same period in 2006. The total value of building permits issued in all sectors reached \$6.57 billion in the GTA, up 19% over the first half of 2006.

Highlights:

- Peel had the highest total value of building permits issued and the second highest number of residential units created in the GTA.
- In the GTA, Peel saw the largest increase in residential units created from building permits issued, representing a 47% growth over mid-year 2006.
- Brampton had the highest number of residential units created and the highest total value of building permits issued in Peel.



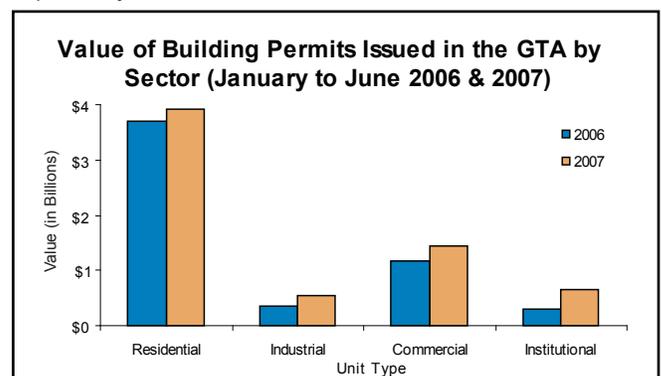
In the first six months of 2007, Peel, Halton and York Region recorded increases in the number of residential building permits issued compared to the first six months of 2006. Peel had the highest increase (with 47%, to 4,676 units) while Halton and York had an increase of 15% (to 2,209 units) and 10% (to 5,537 units) respectively. Durham recorded the largest decline in residential units created, down 46% (to 1,659 units) over the same period in 2006.

From January to June 2007, Peel was the only GTA municipality to record an increase in the number of units created for all residential types compared to the first half of 2006. Peel also had the highest number of single and semi-detached units created in the GTA while York led in the number of row houses (or townhouses) created. Toronto recorded the highest number of apartment units created in the GTA, despite a 56% decrease in this figure compared to mid-2006.

In 2006, apartment units created in Toronto comprised two-thirds (66%) of all apartments created in the GTA while in 2007, this share dropped to 45%. Halton, Peel and York recorded increases in the number of apartment units created. This increase was most prevalent in Halton, where this figure rose by 147% compared to the same period in 2006.

The total value of building permits issued for all sectors across the GTA was \$6.57 billion in the first half of 2007. Residential building permit values in the GTA rose by 6% to \$3.92 billion while the value of non-residential building permits increased 45% over the first six months of 2006 to \$2.65 billion. Peel had both the highest share (28%) and largest increase in the total value of building permits issued in the GTA (up 70% to \$1.81 billion). In the same period, Halton and York experienced an increase of 47% (to \$810 million) and 16% (to \$1.67 billion) respectively. Peel recorded growth in the value of building permits issued for both the residential and non-residential sector in the first six months of 2007. Peel had the second highest residential and non-residential building permit values next to York and Toronto respectively.

Between January and June 2007, Peel Region had the highest industrial building permit value in the GTA at \$219 million. This figure increased by 53% over mid-year 2006. The most significant growth in total industrial building permit value was recorded in Halton, where this figure increased threefold (205%) to \$82 million. The absolute and percentage increase in institutional building permit values continued to be highest in Toronto. The value of commercial building permits issued increased in all GTA municipalities with the exception of York and Durham, where declines of 3% and 5% were recorded respectively.



Residential Units created in Peel and the GTA, mid-year 2006 and 2007

	Single		Semi-Detached		Row		Apartment		Residential	
	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007
Durham	1,948	1,149	170	209	531	198	415	103	3,064	1,659
Peel	1,681	2,668	349	567	367	454	785	987	3,182	4,676
Brampton	1,260	2,433	279	381	192	193	0	50	1,731	3,057
Caledon	54	26	2	6	0	4	1	3	57	39
Mississauga	367	209	68	180	175	257	784	934	1,394	1,580
Halton	897	1,014	236	60	681	856	113	279	1,927	2,209
Toronto	496	545	109	173	251	311	4,882	2,171	5,738	3,200
York	2,522	2,404	360	566	904	1,278	1,243	1,289	5,029	5,537
GTA Total	7,544	7,780	1,224	1,575	2,734	3,097	7,438	4,829	18,940	17,281

Source: Statistics Canada.

Produced by The Region of Peel Environment, Transportation & Planning Services Department
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2007 Building Permit Activity

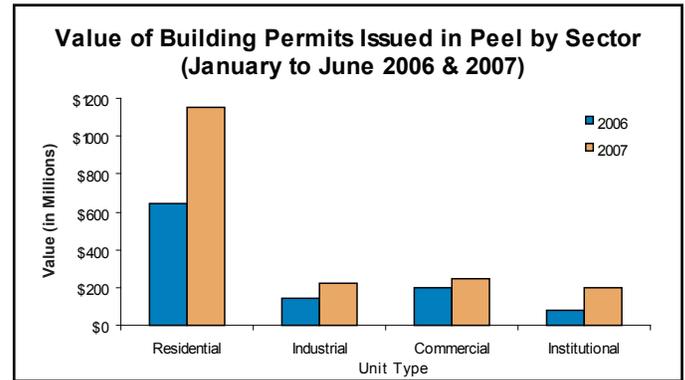
January to June, In Peel and the GTA

Area Municipal Performance

Based on building permits issued, the number of residential units created from building permits issued in Peel increased by 47% from 3,182 units recorded from January to June 2006 to 4,676 units recorded in the same period in 2007. Residential, industrial, commercial and institutional building permit values in Peel totalled \$1.81 billion, up 70% from the same period in 2006. Brampton had the largest share of residential units created in Peel, representing 65% of the Region's total. This growing municipality also had the highest residential and non-residential building permit values at \$878 million and \$342 million respectively.

Based on building permits issued, from January to June 2007, 3,057 residential units were created in Brampton representing an increase of 77% over the same period in 2006. In Mississauga, residential units created increased 13% over mid-year 2006 to 1,580 units. Caledon saw a decline from 57 units in the first half of 2006 to 39 units during the same period in 2007.

Brampton had the highest number of single units created, representing 91% (or 2,433 units) of Peel's total. Brampton was also the only area municipality to experience growth in the number of single units created, increasing 93% over mid-year 2006. In Mississauga and Caledon, the number of single units created from building permits issued declined by 43% (to 209 units) and 52% (to 26 units) respectively. In the first six months of 2007, 87% of all residential units created in Mississauga were multiple dwellings. The City continued to lead in the creation of apartment units which accounted for 95% (or 934 units) of all apartment units created in Peel. It

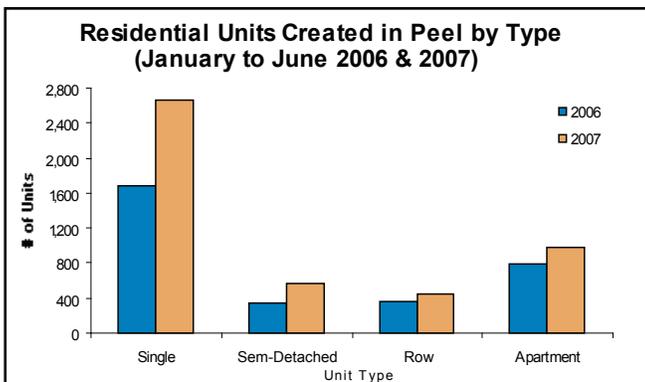


also had the largest number of row houses (with 257 units). Brampton recorded the highest number of semi-detached dwellings (with 381 units) in Peel.

The value of building permits issued in Brampton comprised over two-thirds (67% or \$1.22 billion) of the total value of building permits issued in Peel. Mississauga recorded the second highest share of Peel's total building permit value with \$538 million (or 30% of Peel's total) followed by Caledon with \$50 million worth of building permits. Building permit values in all three municipalities rose in the first half of 2007 compared to the same period in 2006. Brampton recorded the most significant growth, with an increase of 117% (or an additional \$660 million in building permit value) over mid-2006.

In Brampton, the value of residential building permits issued comprised over three-quarters (76%) of Peel's residential total. Within Brampton, residential building permit values accounted for almost three-quarters (72% or \$878 million) of the area municipal total. In Mississauga and Caledon, these shares were 47% (\$255 million) and 34% (\$17 million) respectively.

In the first half of 2007, Brampton had the highest value of non-residential building permits issued (with \$342 million) followed by Mississauga (with \$284 million) and Caledon (with \$33 million). Mississauga captured the largest share of building permit values in the commercial and industrial sectors in Peel, which totalled \$127 million and \$109 million respectively. Brampton had the highest institutional building permit values in Peel at \$135 million, which was more than three times the value recorded during the same period in 2006.



Estimated Value of Building Permits Issued in Peel and the GTA (In Thousands of Dollars), mid-year 2006 and 2007

	Residential		Industrial		Commercial		Institutional		Total	
	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007
Durham	\$612,784	\$394,144	\$58,422	\$85,405	\$75,809	\$72,300	\$39,657	\$46,570	\$786,672	\$598,419
Peel	\$647,391	\$1,149,802	\$143,646	\$219,402	\$195,986	\$243,847	\$76,340	\$195,826	\$1,063,363	\$1,808,877
Brampton	\$399,846	\$878,315	\$43,741	\$107,426	\$77,257	\$100,391	\$40,183	\$134,595	\$561,027	\$1,220,727
Caledon	\$18,565	\$16,957	\$2,701	\$2,536	\$13,140	\$16,034	\$206	\$14,340	\$34,612	\$49,867
Mississauga	\$228,980	\$254,530	\$97,204	\$109,440	\$105,589	\$127,422	\$35,951	\$46,891	\$467,724	\$538,283
Halton	\$386,678	\$508,552	\$26,804	\$81,868	\$105,888	\$180,478	\$30,374	\$39,380	\$549,744	\$810,278
Toronto	\$1,054,576	\$704,133	\$45,434	\$54,311	\$503,017	\$656,418	\$96,774	\$268,125	\$1,699,801	\$1,682,987
York	\$1,010,487	\$1,161,360	\$67,200	\$105,171	\$301,552	\$291,981	\$57,081	\$110,645	\$1,436,320	\$1,669,157
GTA Total	\$3,711,916	\$3,917,991	\$341,506	\$546,157	\$1,182,252	\$1,445,024	\$300,226	\$660,546	\$5,535,900	\$6,569,718

Source: Statistics Canada.

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