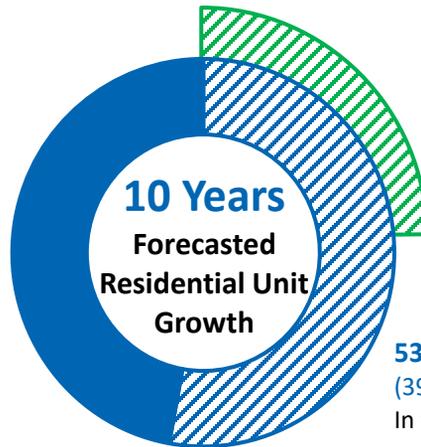


Peel's Growth Management Program 2020 Overview and Progress Report

Peel remains on-track to meet the Council endorsed residential growth forecast (10-year growth) from 2016 – 2026

47% of Residential Growth
(35,000 Residential Units)
Issued Building Permits



22% of Residential Growth
(16,000 Residential Units)

Additional Units in the Development Approvals Process Resulting in the Potential to Exceed the 10 Year Forecast

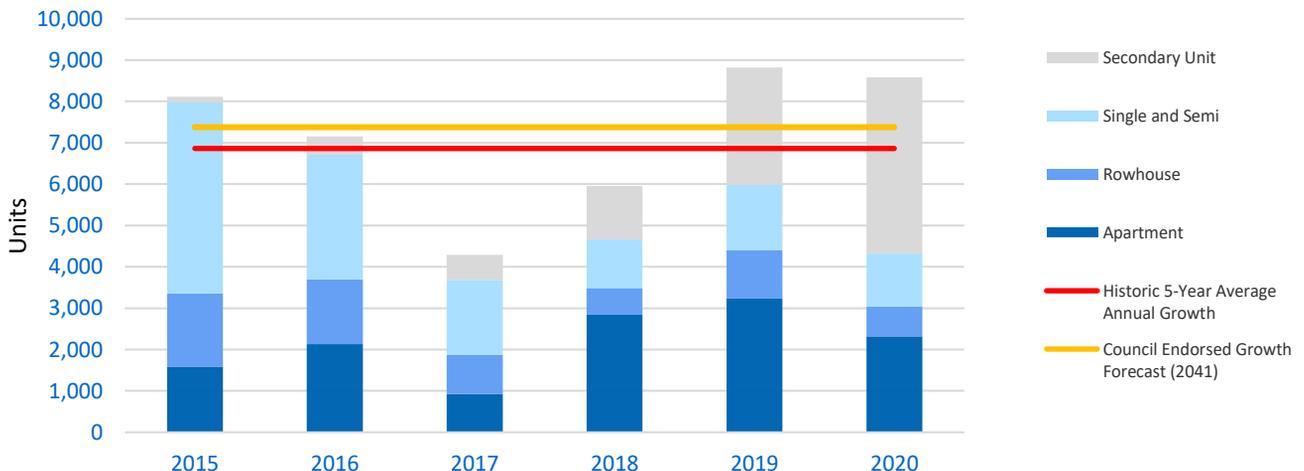
53% of Residential Growth
(39,000 Residential Units)

In the Development Approvals Process*

*Includes Draft Approved, Registered and Circulated site plan and plan of subdivision applications that could extend beyond the 2026 horizon

With the significant increase of second units in recent years, Peel has exceeded the regional growth forecast in 2019 and 2020

Peel Residential Units Issued Building Permits By Type



Secondary units continue to account for an **increasing share** of residential building permits in Peel



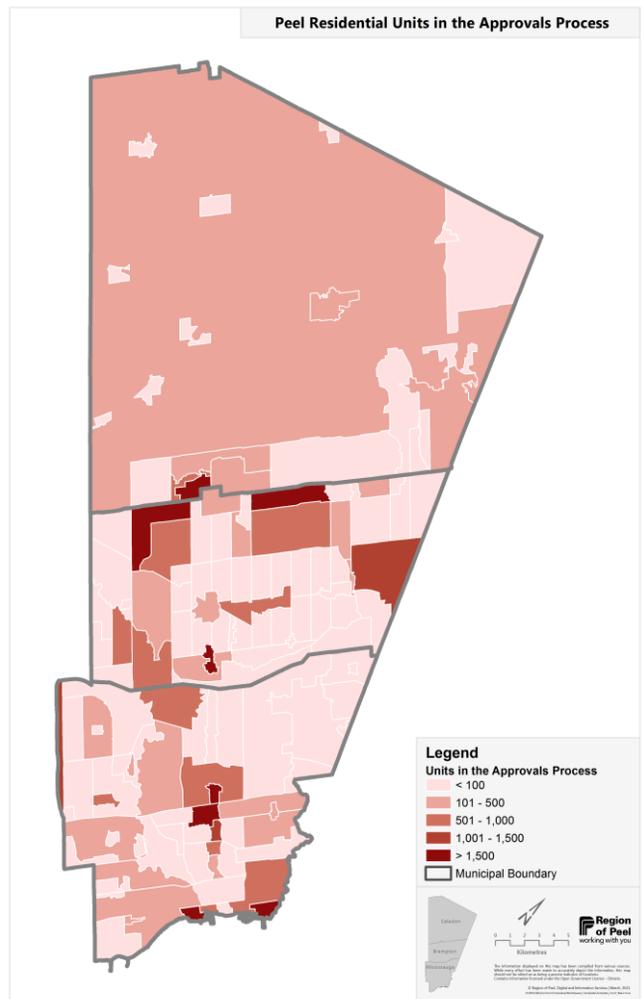
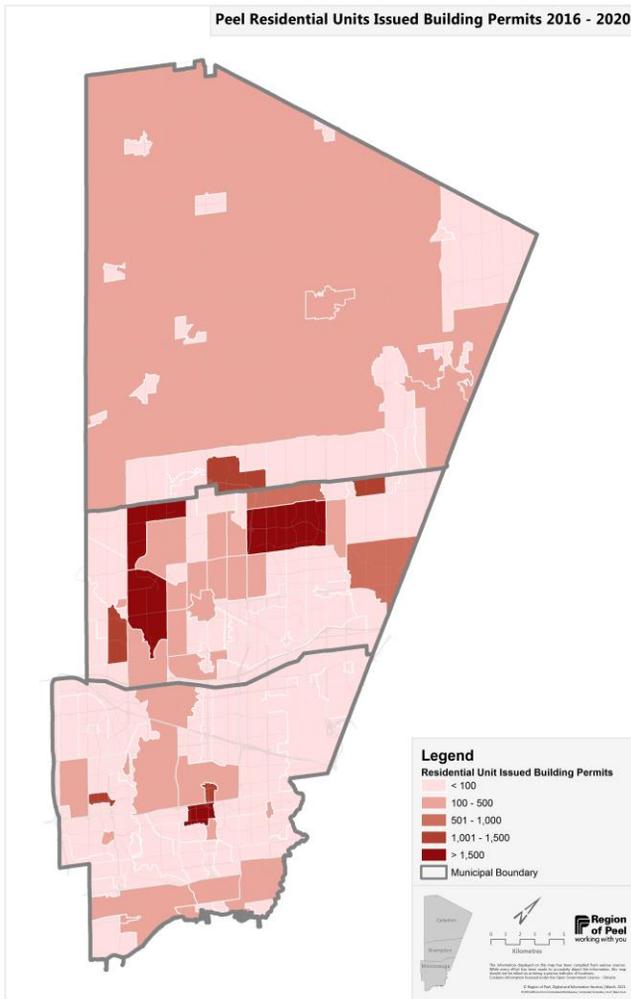
Apartment construction has **exceeded** the Regional growth forecast by **14%** between 2016 and 2026



Single and semi-detached construction has **underperformed** the Regional growth forecast by **41%** between 2016 - 2026

Peel's Growth Management Program 2020 Overview and Progress Report

With 35,000 residential units issued building permits between 2016 and 2020 and 55,000 residential currently in the development approvals process, the Region is currently on track to meet the growth forecast to 2026



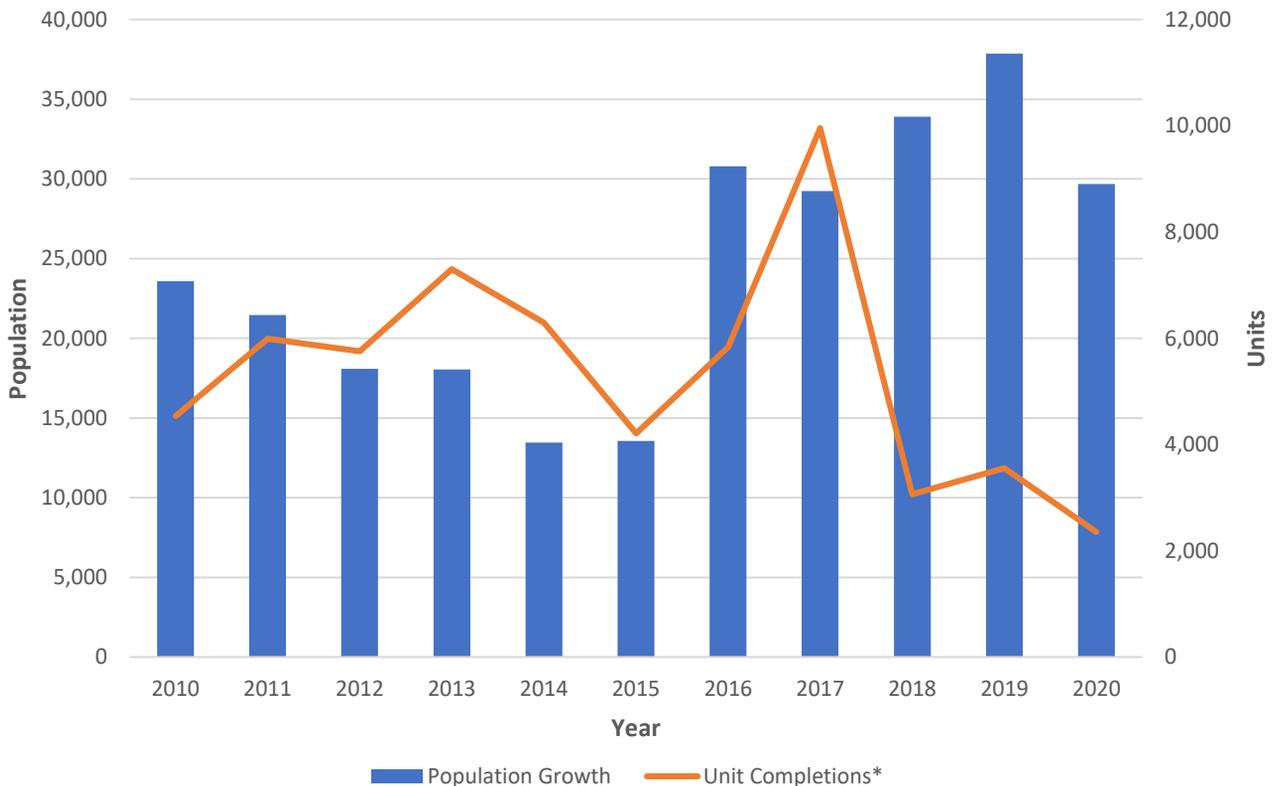
Peel Residential Units in Development Approvals Process by Type (2016 - 2020)

	Brampton		Caledon		Mississauga		Peel	
	BP Issued	In Approvals Process	BP Issued	In Approvals Process	BP Issued	In Approvals Process	BP Issued	In Approvals Process
Single/Semi	7,030	3,986	1,172	3,037	672	550	8,874	7,573
Townhouse	3,744	5,227	682	1,882	608	3,261	5,034	10,370
Apartment	1,426	9,455	224	518	9,792	27,458	11,442	37,431
Secondary Unit	8,157		106		1,179		9,442	
Total	20,357	18,668	2,184	5,437	12,251	31,269	34,792	55,374

Peel's Growth Management Program 2020 Overview and Progress Report

Over the past three years, the rate of population growth has outpaced new housing growth suggesting that an increasing share of the Region's population growth is being accommodated in the existing housing stock

Peel Region Population Growth vs Housing Unit Growth



*Housing completions do not include secondary units



Above trends suggests an **increasing share** of population growth is being accommodated by **secondary units**



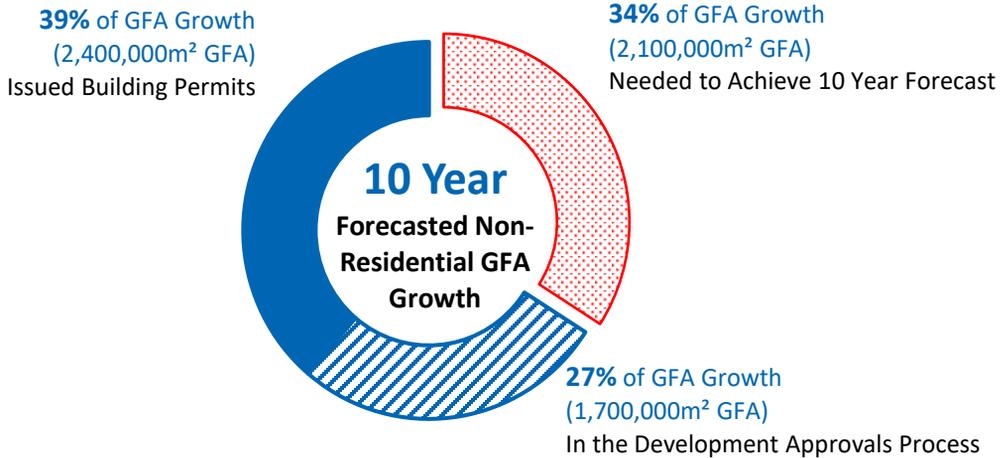
Secondary units may contribute to addressing "**missing-middle**" housing typologies



Increases in **secondary units** may be a result of increased demand due to a **lack of affordability** in other housing options

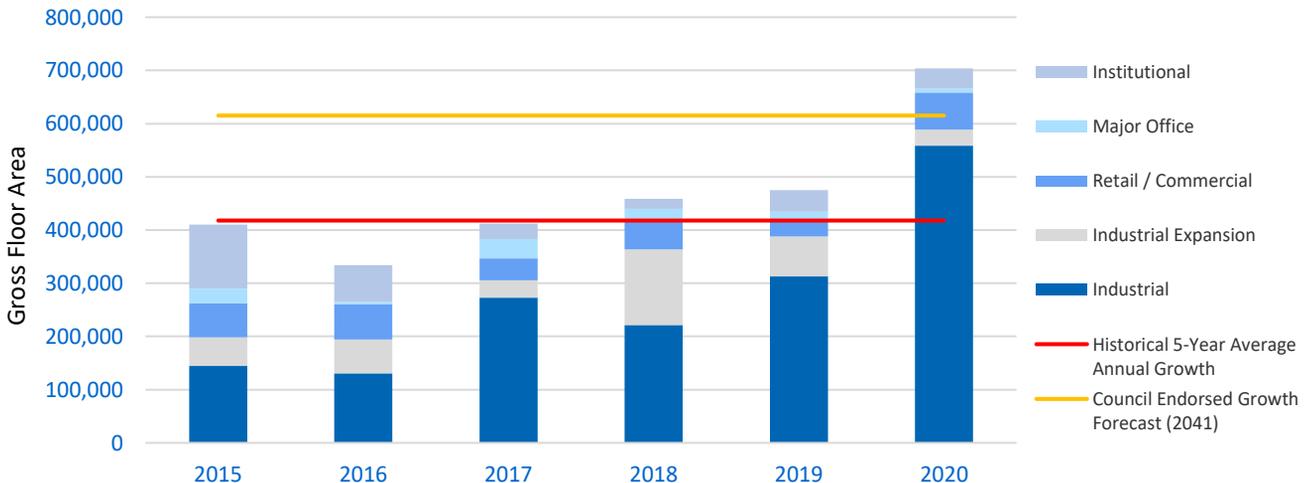
Peel's Growth Management Program 2020 Overview and Progress Report

Peel remains at-risk of not meeting the Council endorsed non-residential growth forecast (10-year growth) from 2016 to 2026



New industrial development has exceeded forecast projections in 2020, while office and retail commercial development have under performed

Peel Non-Residential Gross Floor Area Issued Building Permits By Type



New large footprint **industrial buildings** are forming an **increasing share** of Peel's non-residential building growth



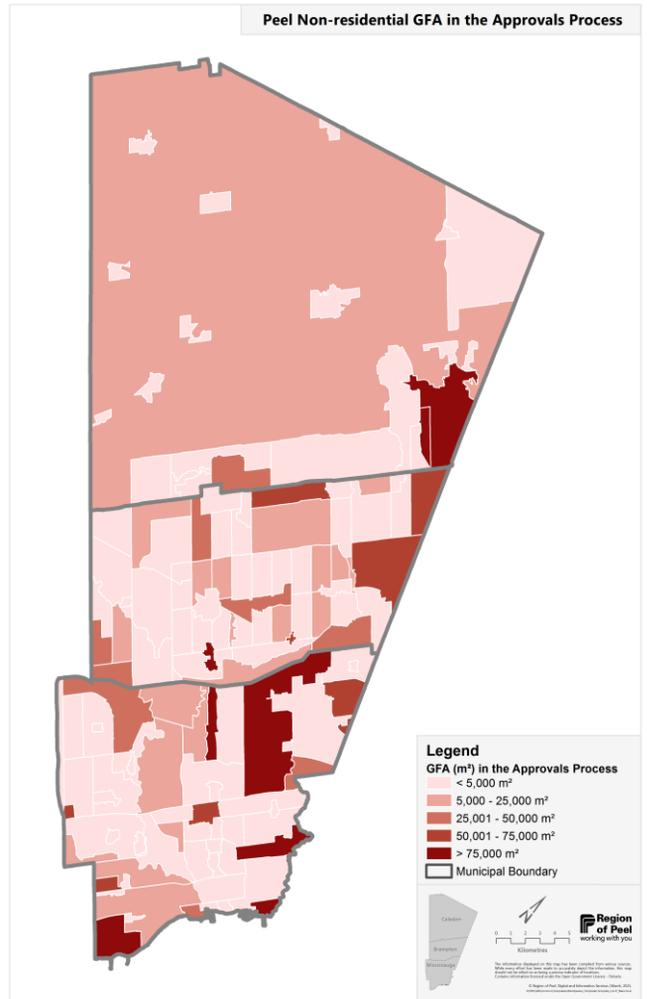
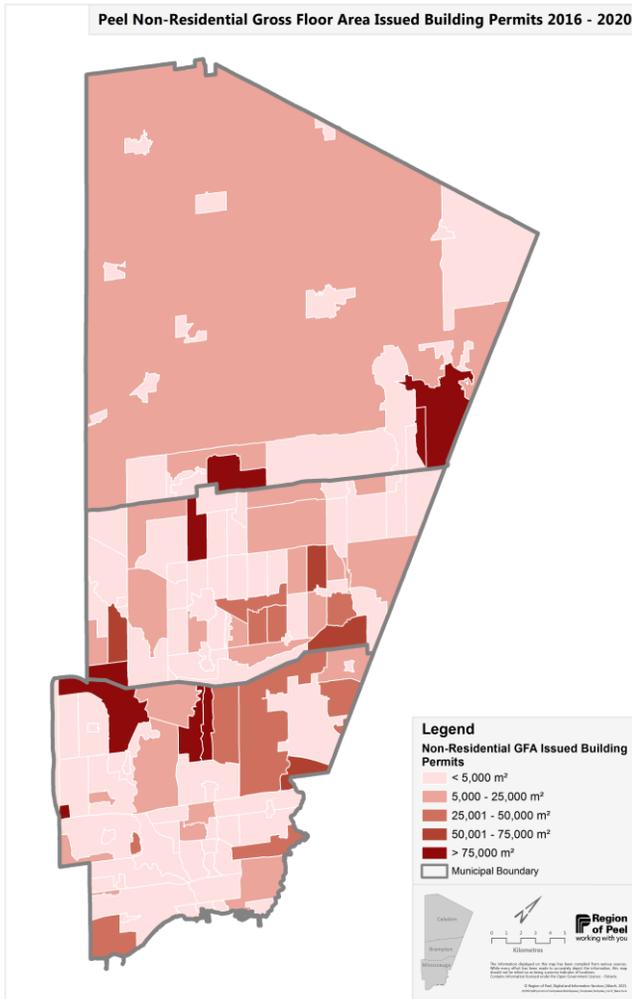
A **shortfall** of new **office and commercial** developments has led to some **challenges** to meeting the forecast



Peel's economy continues to **transition** from goods production to **goods movement, service and knowledge-based sectors**.

Peel's Growth Management Program 2020 Overview and Progress Report

With 2.4 million m² non-residential GFA issued building permits between 2016 and 2020 and 1.7 million m² non-residential GFA currently in the development approvals process, the Region is currently at risk of not meeting the growth forecast to 2026



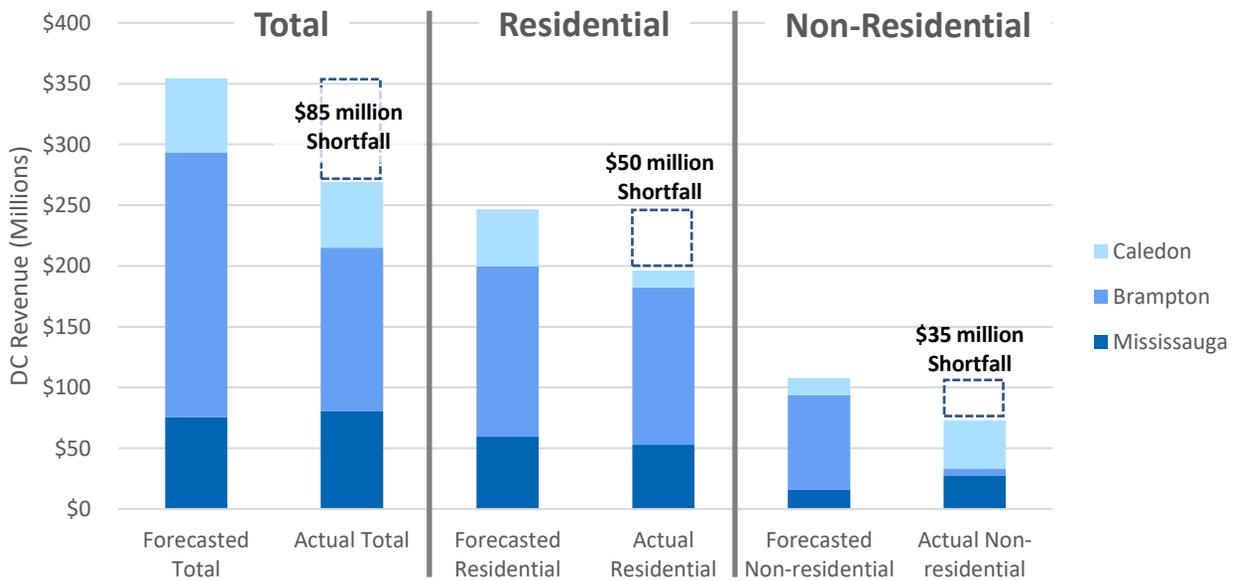
Peel Non-Residential Gross Floor Area (m²) in Development Approvals Process

	Brampton		Caledon		Mississauga		Peel	
	BP Issued	In Approvals Process	BP Issued	In Approvals Process	BP Issued	In Approvals Process	BP Issued	In Approvals Process
Industrial	493,114	60,142	61,6629	306,649	730,883	364,755	1,840,626	1,130,847
Commercial	137,098	381	2,656	16,962	118,847	135,099	258,601	226,310
Office	8,212	0	15,218	3,940	65,315	168,284	88,745	197,591
Institutional	81,668	4,003	25,672	2,500	88,326	74,632	195,666	116,591
Total	720,092	316,921	660,175	330,051	1,003,371	742,770	2,383,638	1,671,339

Peel's Growth Management Program 2020 Overview and Progress Report

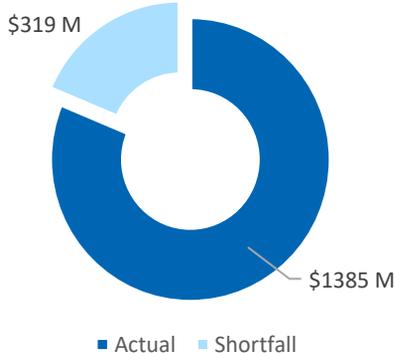
The annual gap between forecasted and actual DC revenue was approximately \$85 million in 2020

2020 DC Revenue Compared to Forecast by Municipality

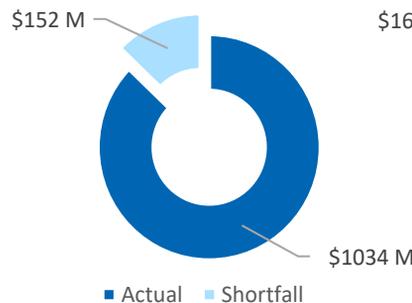


The total DC revenue shortfall (from 2016 – 2020) between actual and forecasted revenue is approximately \$319 Million compared to the 2015 Development Charge Background Study

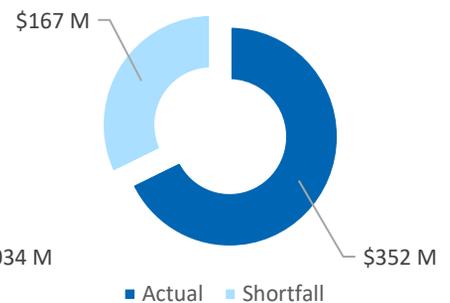
Overall DC Revenue Compared to Forecast



Residential DC Revenue Compared to Forecast



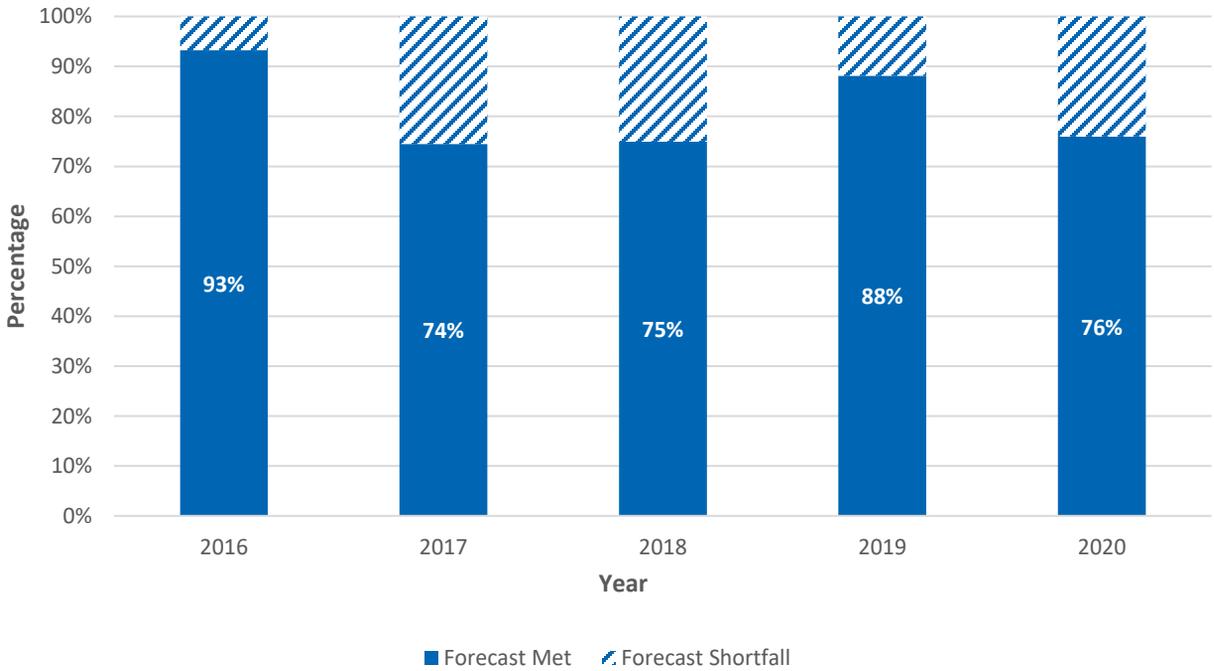
Non-residential DC Revenue Compared to Forecast



Peel's Growth Management Program 2020 Overview and Progress Report

Peel has met 76% of forecasted development charge revenue collection in 2020

Peel Development Charge Revenue Shortfall 2016 - 2020



Actual DC expenditures and debt repayments have been approximately \$1.1 billion lower than forecast in the 2015 DC Background Study



Residential DC revenue shortfall is attributed to **lower than forecasted construction of single and semi-detached housing.**

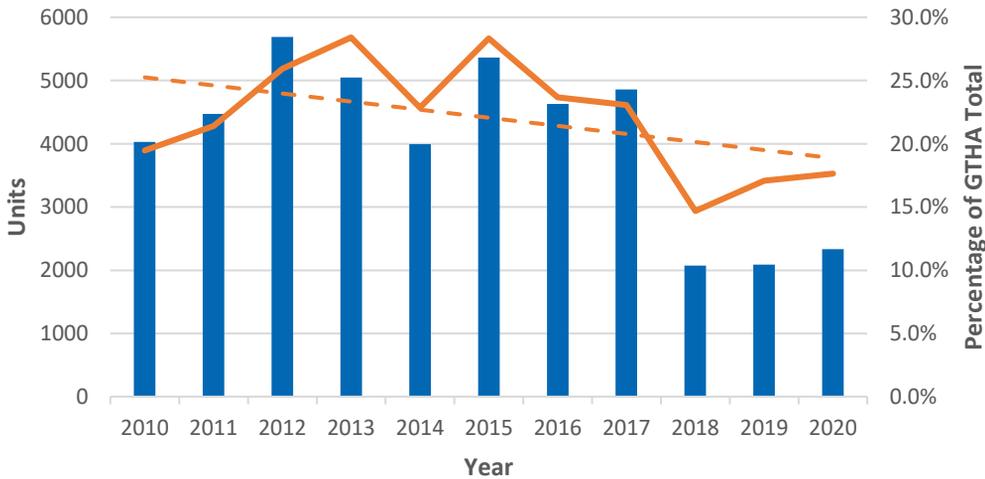


Non-residential DC revenue shortfall was due in part to lower than forecast growth in office developments the **changing nature of employment**.

Peel's Growth Management Program 2020 Overview and Progress Report

Over the past 10 years, Peel is experiencing a declining share of growth in new ground-related housing and an increasing share of apartments in the GTHA

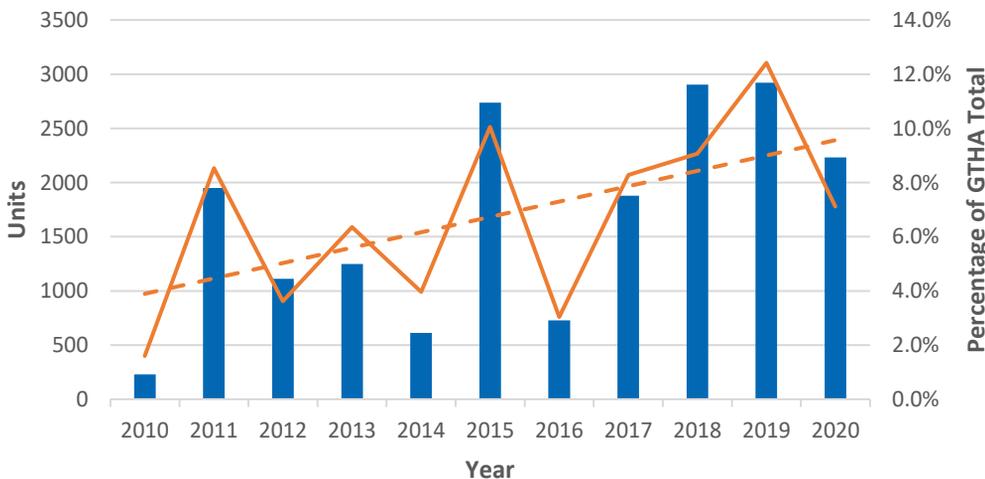
Peel Ground-Related Housing Starts 2010 - 2020



Peel's share of ground-related construction in the GTHA has **decreased** from **28%** in 2015 to **18%** in 2020

■ Peel Ground-Related Starts — Peel Percent of GTHA Total - - - Peel Percentage of GTHA Total Trendline

Peel Apartment Housing Starts 2010 - 2020



Peel accounted for **8%** of **apartment starts** in the GTHA between 2016 - 2020, **an increase of 1.3%** compared to 2011 - 2015

■ Peel Apartment Starts — Peel Percent of GTHA Total - - - Peel Percentage of GTHA Total Trendline