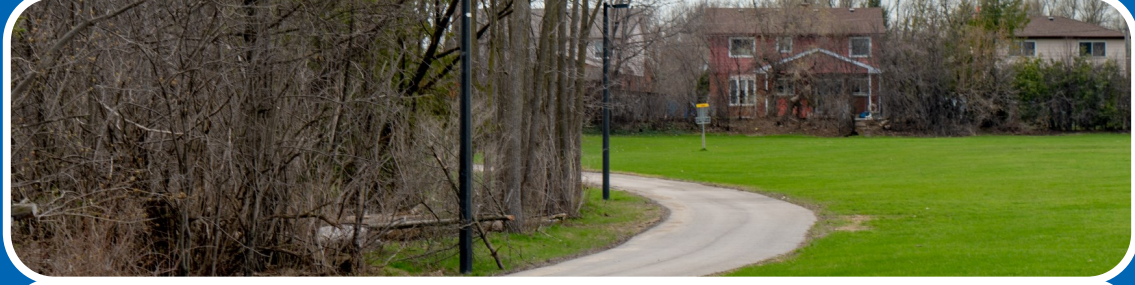


Appendix I

# Peel's Growth Management Program 2021 Overview & Progress Report



# Peel's Growth Management Program 2021 Overview & Progress Report



## Table of Contents

<b>Residential &amp; Non-residential Growth Monitoring .....</b>	<b>3</b>
Residential Indicators.....	4-8
Non-residential Indicators.....	9-13
<b>DC Program Performance .....</b>	<b>14</b>
<b>Census &amp; Other Growth Management Indicators .....</b>	<b>17</b>
Population .....	18-21
Occupied Dwellings .....	22-23
Age .....	24-25
Households.....	26
Components of Population Growth .....	27
Housing Sales & Prices .....	28



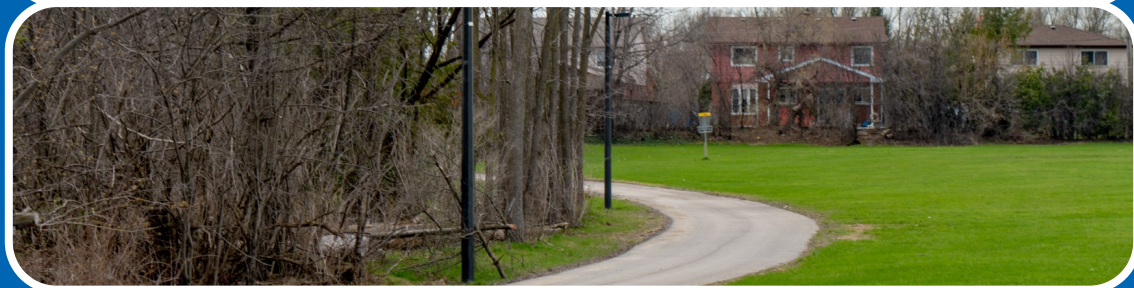


Appendix I

# Peel's Growth Management Program 2021 Overview & Progress Report



## Residential & Non-residential Growth Monitoring



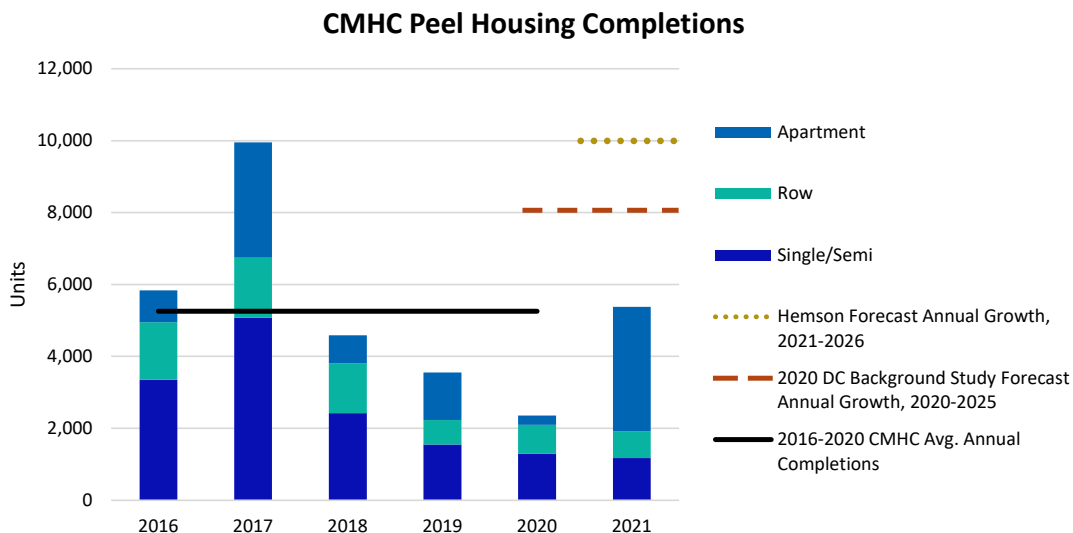
Appendix I

# Peel's Growth Management Program 2021 Overview & Progress Report

Residential & Non-residential Growth Monitoring




Peel saw increased residential growth in 2021, largely from strong apartment growth



Completed Units						
Unit Type	2016	2017	2018	2019	2020	2021
Single/Semi	3,356	5,073	2,425	1,549	1,288	1,169
Row	1,595	1,674	1,388	677	808	752
Apartment	883	3,207	771	1,328	258	3,454
<b>All</b>	<b>5,834</b>	<b>9,954</b>	<b>4,584</b>	<b>3,554</b>	<b>2,354</b>	<b>5,375</b>

Sources: CHMC Housing Completions; Hemson Growth Forecast to 2051; 2020 DC Background Study

**ADDITIONAL INFORMATION**

**128%**   
**Increase**  
 in completed units from  
 2020

**64%**   
 of completed units in  
 2021 are  
**apartments**

Appendix I

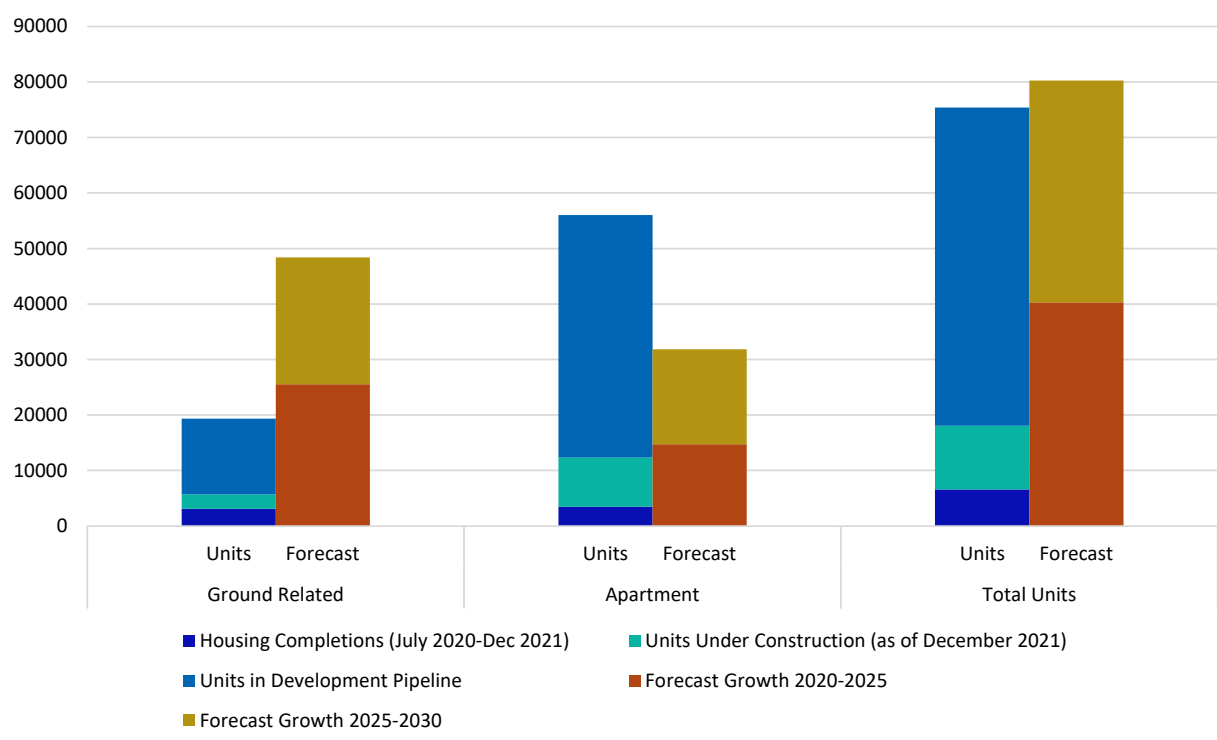
# Peel's Growth Management Program 2021 Overview & Progress Report

Residential & Non-residential Growth Monitoring



**Peel is positioned to meet the short-term housing forecast, but ground-related housing may be at risk of underperforming**

**Housing Completions, Units Under Construction, and Units in Approvals Process Compared to 2020 DC Background Study Forecast**



Sources: CMHC; Peel Development Tracker; 2020 Development Charges Background Study

## ADDITIONAL INFORMATION

Ground-related housing is single-detached, semi-detached, townhouse, & duplex units.



Appendix I

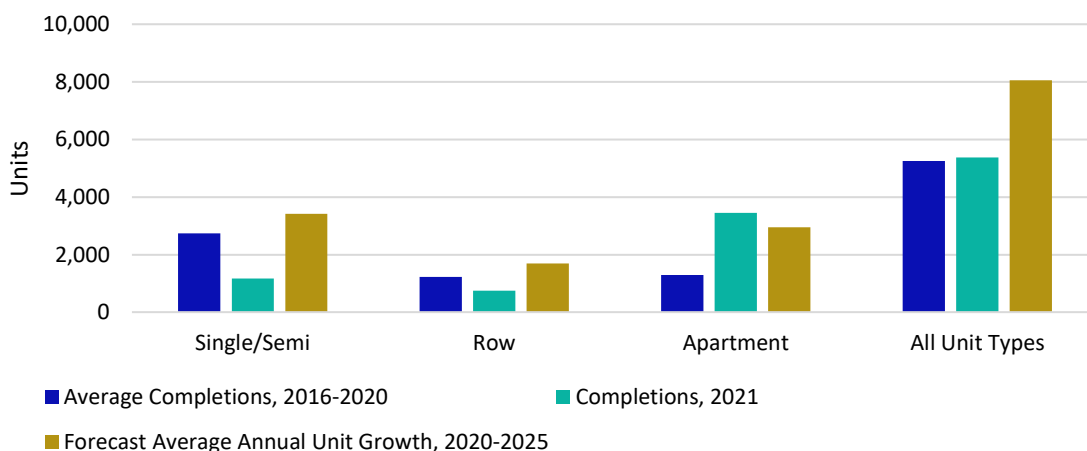
# Peel's Growth Management Program 2021 Overview & Progress Report

Residential & Non-residential Growth Monitoring



**Apartment completions in 2021 exceeded historic average and forecast levels while ground-related completions continue to fall below the annual average forecast**

**Completed Units Compared to 2020 DC Background Study Forecast**



Completed Units Compared to 2020 DC Background Study Forecast			
Unit Type	Average Completions, 2016 - 2020	Completions, 2021	Forecast Average Annual Unit Growth, 2020-2025
Single/Semi	2,738	1,169	3,421
Row	1,228	752	1,690
Apartment	1,289	3,454	2,947
<b>All Unit Types</b>	<b>5,256</b>	<b>5,375</b>	<b>8,058</b>

Sources: CMHC Housing Completions; 2020 DC Background Study

## ADDITIONAL INFORMATION

### Apartment units

exceeded forecast growth by

**17%**

in 2021



### Ground-related units

underperformed forecast growth by

**62%**

in 2021



Appendix I

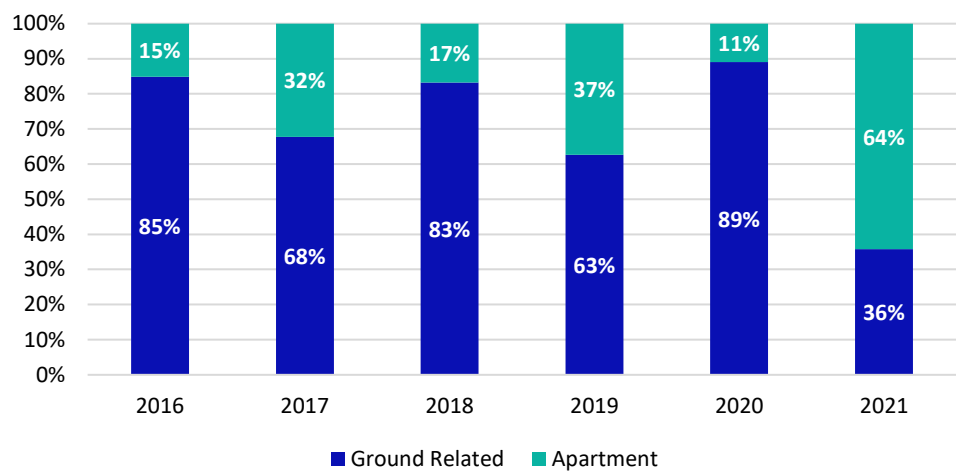
# Peel's Growth Management Program 2021 Overview & Progress Report

Residential & Non-residential Growth Monitoring



## Apartments were the largest share of housing completions in 2021

### Changing Composition of Completed Units in Peel



Source: CMHC Housing Completions

**Ground-related housing is single-detached, semi-detached, townhouse & duplex units.**





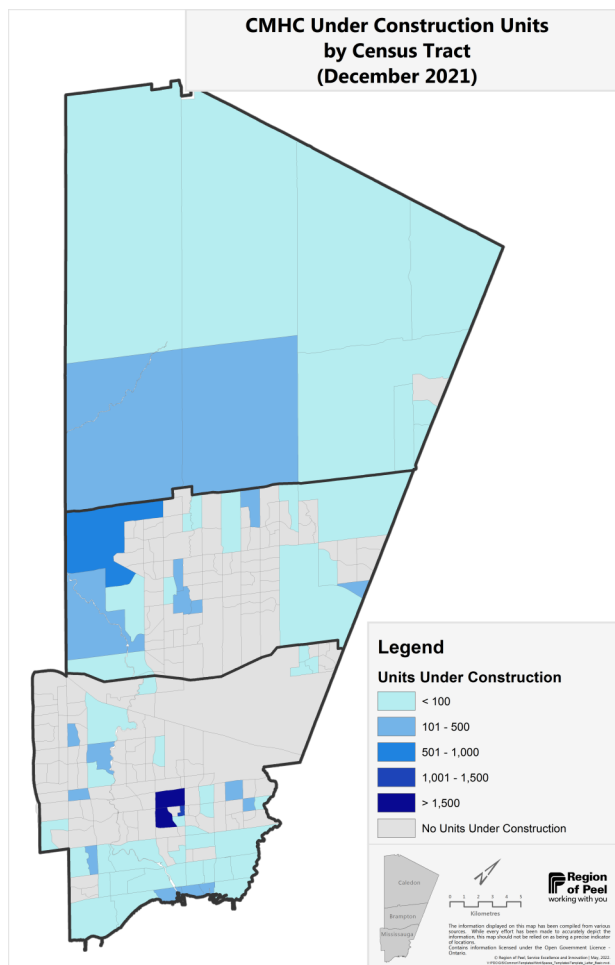
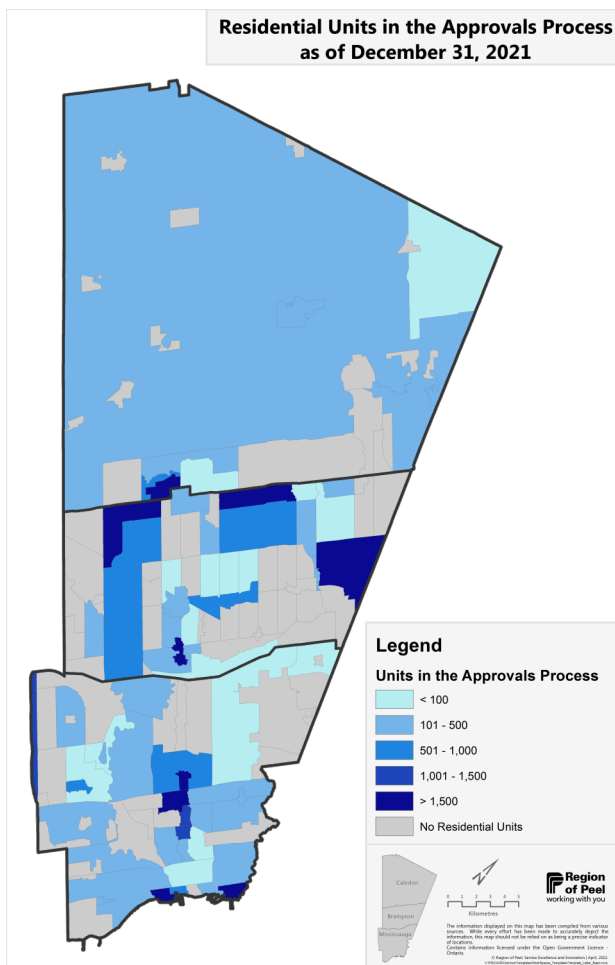
Appendix I

# Peel's Growth Management Program 2021 Overview & Progress Report

## Residential & Non-residential Growth Monitoring



### Location of proposed residential development in Peel's development pipeline and units under construction



2021 Residential Units in the Approvals Process & CMHC Under Construction								
	Mississauga		Brampton		Caledon		Peel	
	In Approvals Process	Under Construction	In Approvals Process	Under Construction	In Approvals Process	Under Construction	In Approvals Process	Under Construction
Single/Semi	537	197	3,080	902	2,661	555	6,278	1,654
Townhouse	2,022	232	3,458	623	1,888	93	7,368	948
Apartment	29,801	8,020	13,204	858	709	0	43,714	8,878
<b>Total Units</b>	<b>32,360</b>	<b>8,449</b>	<b>19,742</b>	<b>2,383</b>	<b>5,258</b>	<b>648</b>	<b>57,360</b>	<b>11,480</b>

Sources: Peel Development Tracker; CMHC



Appendix I

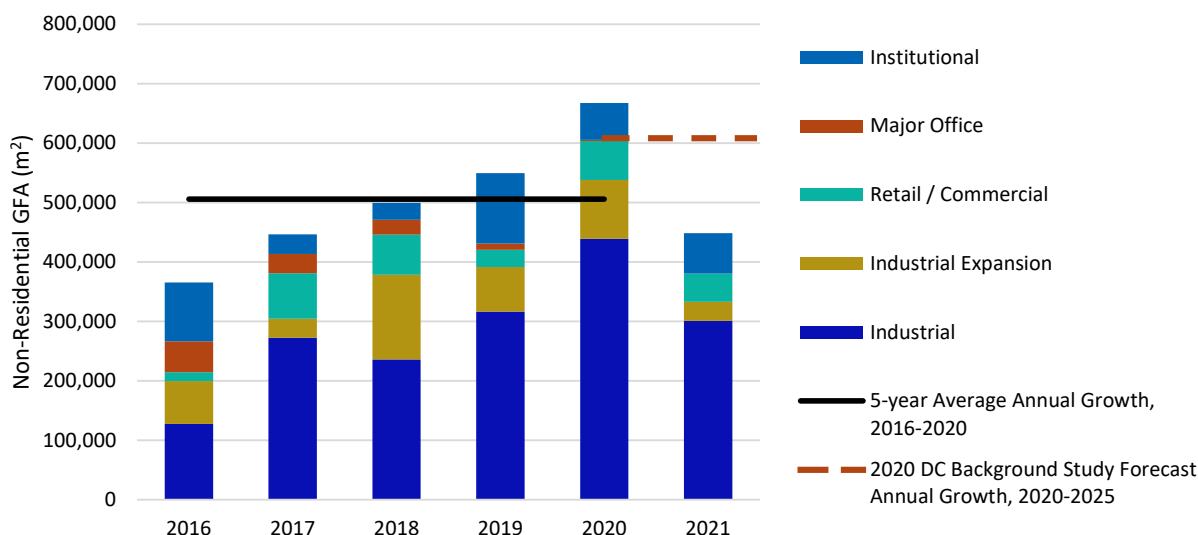
# Peel's Growth Management Program 2021 Overview & Progress Report

## Residential & Non-residential Growth Monitoring



### 2021 Non-Residential permits dipped below the historic average and are below forecast level

Peel Non-Residential Building Permits



Peel Non-residential GFA (m <sup>2</sup> ) in Issued Building Permits (2016-2021)						
	2016	2017	2018	2019	2020	2021
Industrial	127,457	272,458	235,787	316,266	438,948	300,973
Industrial Expansion	72,154	32,193	142,543	75,096	98,970	32,000
Retail / Commercial	14,662	76,093	67,753	28,919	65,736	47,658
Major Office	52,414	32,770	24,851	10,856	1,983	0
Institutional	98,520	32,947	28,300	118,247	61,867	67,712
<b>Grand Total</b>	<b>365,208</b>	<b>446,460</b>	<b>499,233</b>	<b>549,383</b>	<b>667,504</b>	<b>448,342</b>

Source: Peel Building Permit Data

#### ADDITIONAL INFORMATION

**33%**

**Decrease**

in non-residential GFA in building permits from 2020



**74%**

of GFA in issued building permits in 2021 are for **industrial uses**



Appendix I

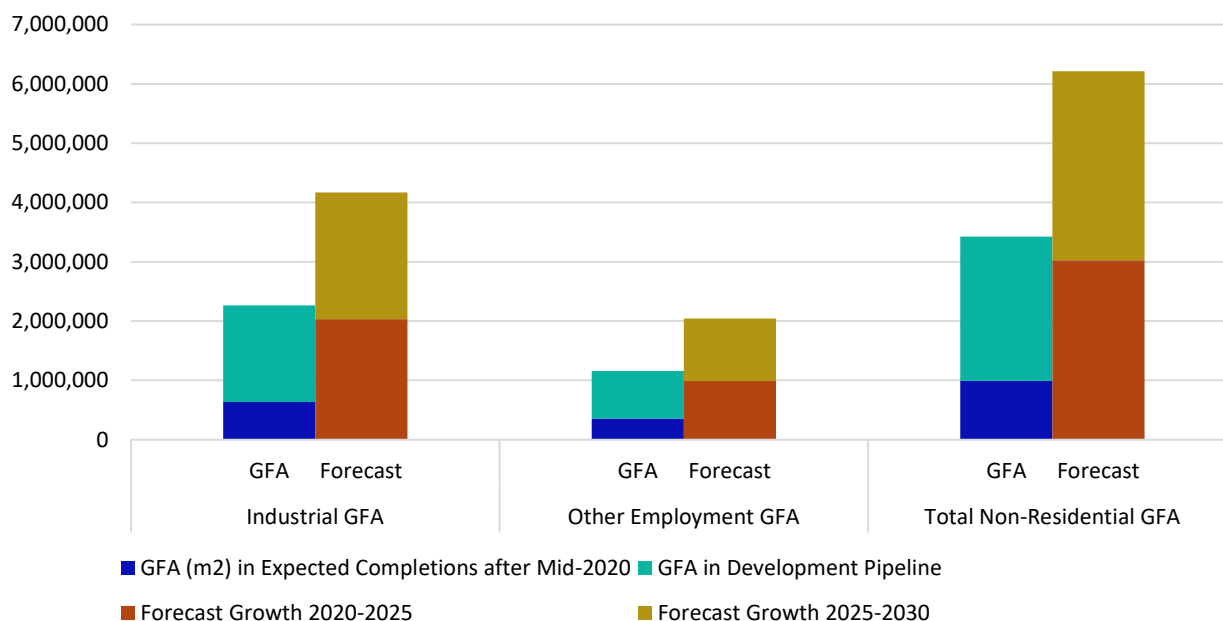
# Peel's Growth Management Program 2021 Overview & Progress Report

Residential & Non-residential Growth Monitoring



**Applications in the development pipeline provide the potential to meet short-term forecast non-residential growth**

**Expected Non-Residential Development Plus Development in the Pipeline Compared to 2020 DC Background Study Forecast**



Sources: Peel Building Permits; Peel Development Tracker; 2020 Development Charges Background Study

**ADDITIONAL INFORMATION**

**990,000 m<sup>2</sup>**  
Of Non-residential GFA expected to be completed after mid-2020



**2.4 Million m<sup>2</sup>**  
Approved and Proposed Non-residential GFA in the Development Pipeline



**113%**  
Of 2020-2025 Forecast Non-Residential Growth

Appendix I

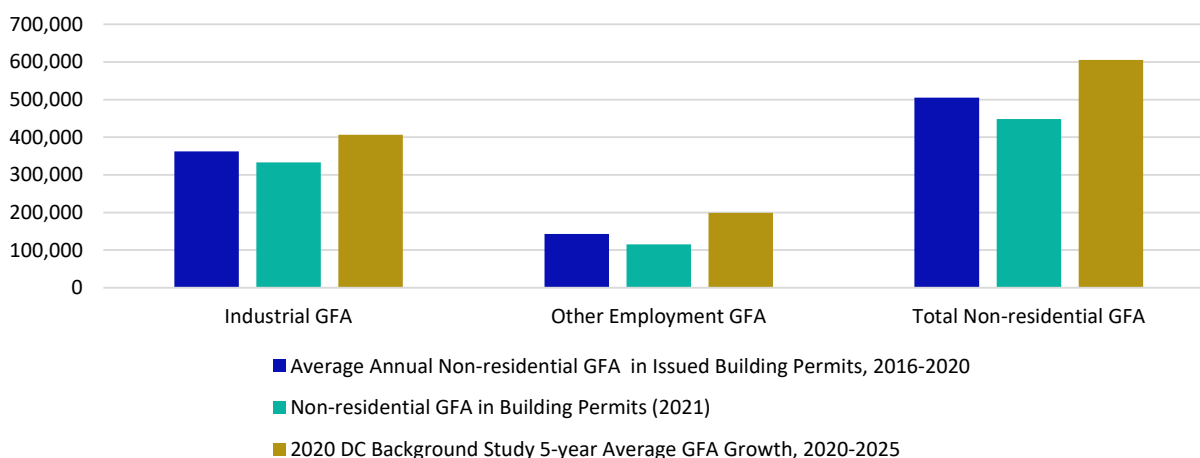
# Peel's Growth Management Program 2021 Overview & Progress Report

## Residential & Non-residential Growth Monitoring



**In 2021, all non-residential sectors fell short of forecast annual average growth in GFA, particularly non-industrial development**

### Non-Residential Building Permits Compared to 2020 DC Background Study Forecast



Non-Residential Building Permits Compared to 2020 DC Background Study			
	Average Annual Non-residential GFA (m <sup>2</sup> ) in Issued Building Permits, 2016-2020	Non-residential GFA (m <sup>2</sup> ) in Building Permits (2021)	5-year Average GFA (m <sup>2</sup> ) Growth, 2020-2025
Industrial GFA	362,374	332,973	406,400
Other Employment GFA	143,184	115,370	198,680
<b>Total Non-residential GFA</b>	<b>505,558</b>	<b>448,342</b>	<b>605,080</b>

Sources: Peel Building Permit Data; 2020 Development Charges Background Study

### ADDITIONAL INFORMATION

**Non-Residential GFA**  
underperformed forecast growth by

**26%**  
in 2021



**Industrial GFA**  
underperformed forecast growth by

**18%**  
in 2021



**Other Employment GFA**  
underperformed forecast growth by

**42%**  
in 2021



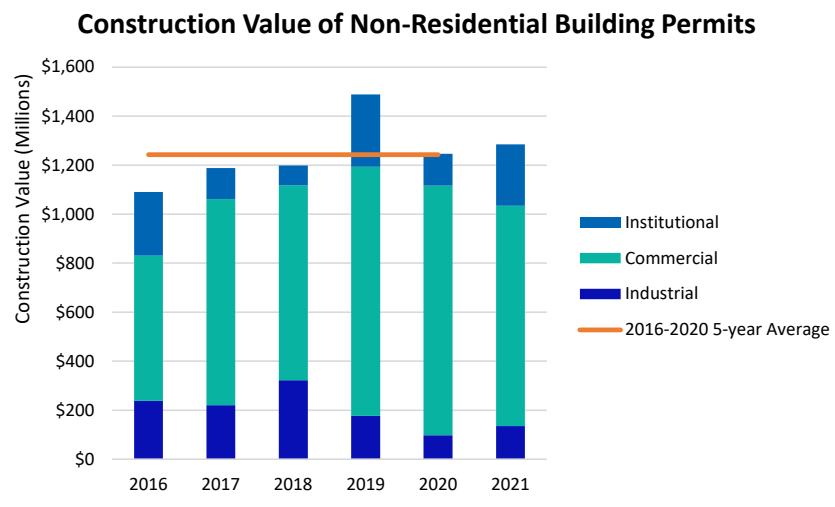
Appendix I

# Peel's Growth Management Program 2021 Overview & Progress Report

Residential & Non-residential Growth Monitoring



## Construction Value of Industrial, Commercial, and Institutional (ICI) Permits in Peel in 2021 was consistent with the 5-year historic average



Source: Peel Data Centre data based on Statistics Canada data



### ADDITIONAL INFORMATION

Peel's share of ICI construction value in the GTA in 2021 is

**16%.**



From 2016 to 2021, Peel's share of ICI construction value has ranged from

**14-18%**





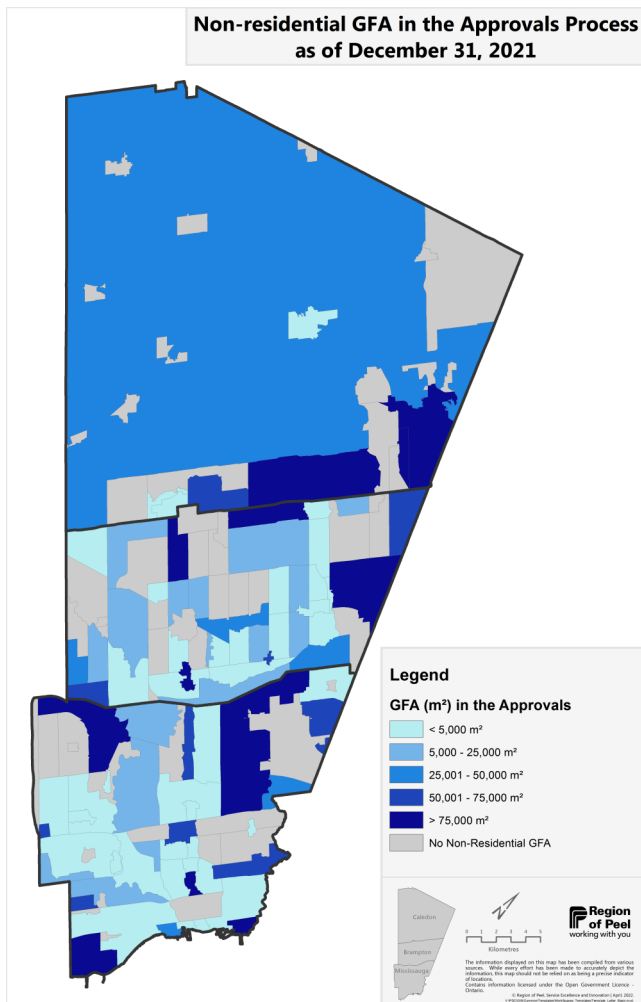
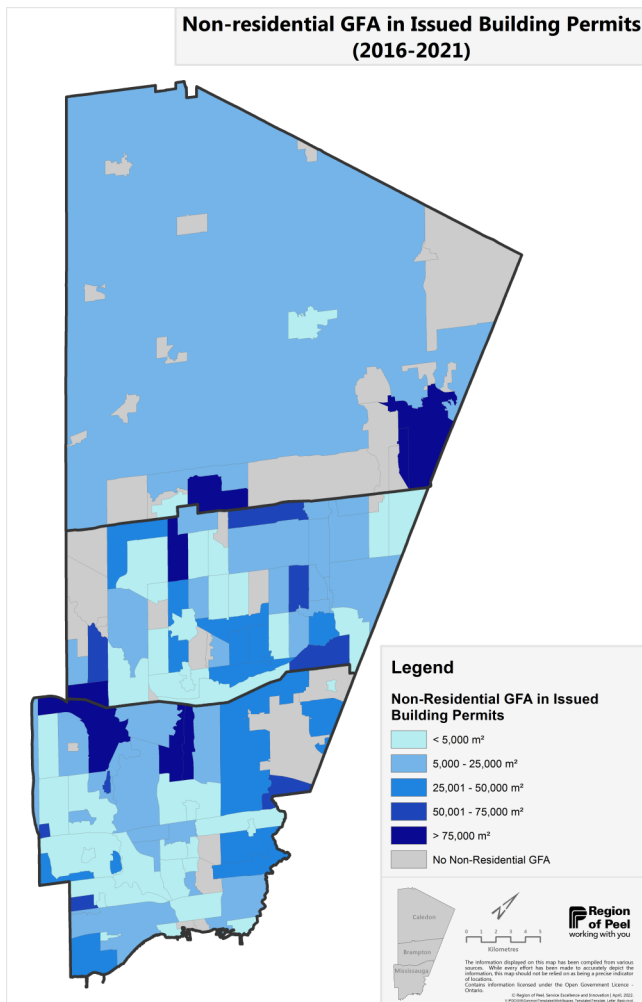
Appendix I

# Peel's Growth Management Program 2021 Overview & Progress Report

## Residential & Non-residential Growth Monitoring



### Location of non-residential development in Peel



2021 Non-Residential Building Permits & Units in Approvals Process								
	Mississauga		Brampton		Caledon		Peel	
	BP Issued (m <sup>2</sup> )	In Approvals Process (m <sup>2</sup> )	BP Issued (m <sup>2</sup> )	In Approvals Process (m <sup>2</sup> )	BP Issued (m <sup>2</sup> )	In Approvals Process (m <sup>2</sup> )	BP Issued (m <sup>2</sup> )	In Approvals Process (m <sup>2</sup> )
Industrial	48,682	402,959	126,493	674,328	125,799	551,921	300,973	1,629,208
Industrial Expansion	10,343	0	14,813	0	6,844	0	32,000	0
Retail / Commercial	17,317	139,793	28,641	93,389	1,700	32,813	47,658	265,995
Major Office	0	148,037	0	44,838	0	4,464	0	197,339
Institutional	52,248	280,759	15,464	54,802	0	2,500	67,712	338,061
<b>Total</b>	<b>128,589</b>	<b>971,548</b>	<b>185,410</b>	<b>867,357</b>	<b>134,343</b>	<b>591,698</b>	<b>448,342</b>	<b>2,430,603</b>

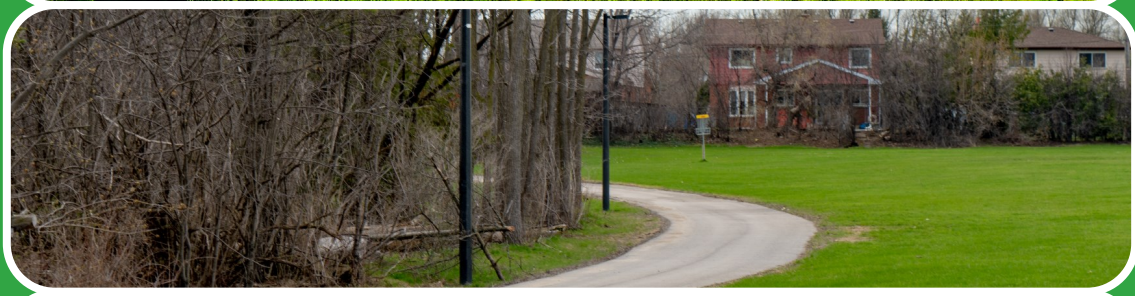
Sources: Peel Building Permit Data; Peel Development Tracker

Appendix I

# Peel's Growth Management Program 2021 Overview & Progress Report



## DC Program Performance

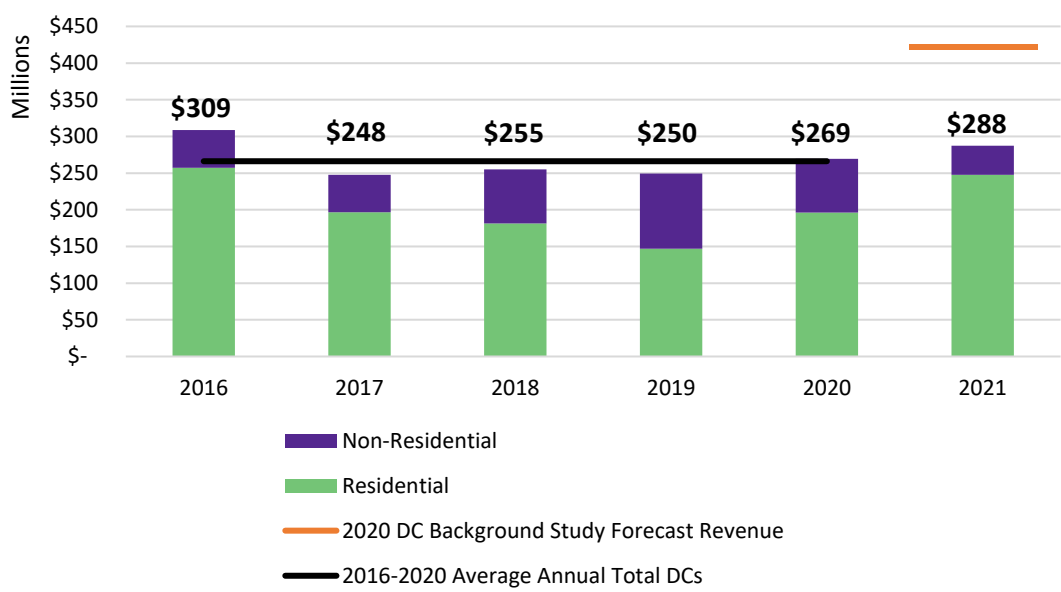


Appendix I  
**Peel's Growth Management Program  
 2021 Overview & Progress Report**  
 DC Program Performance

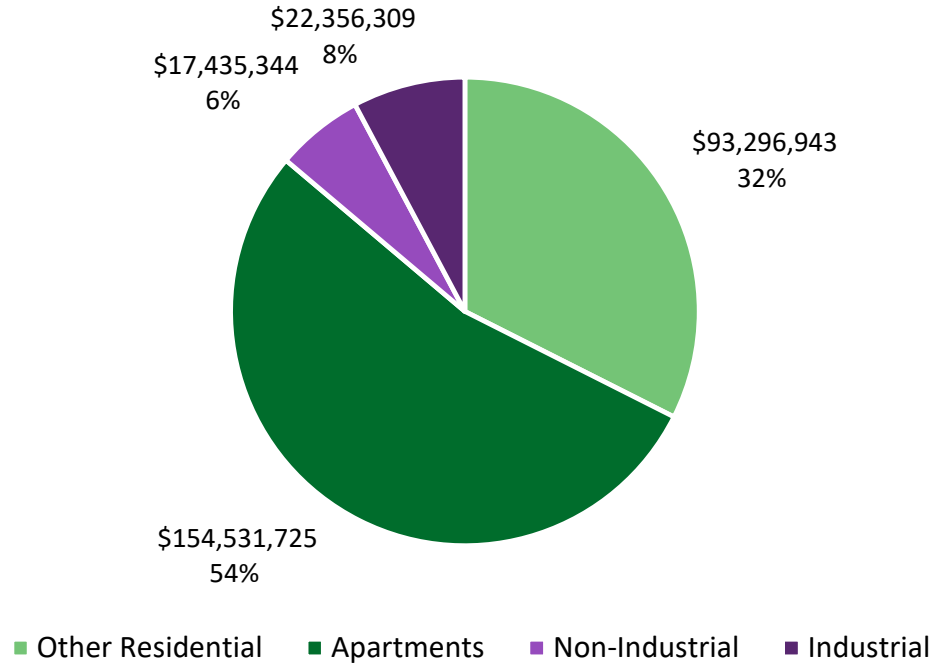


**DC Revenues in 2021 marginally exceeded the average annual DC collection over the previous five-year period**

**Historical DC Revenue Collection (excludes GO Transit)**



**2021 DC Revenue - By Type of Development**





Appendix I

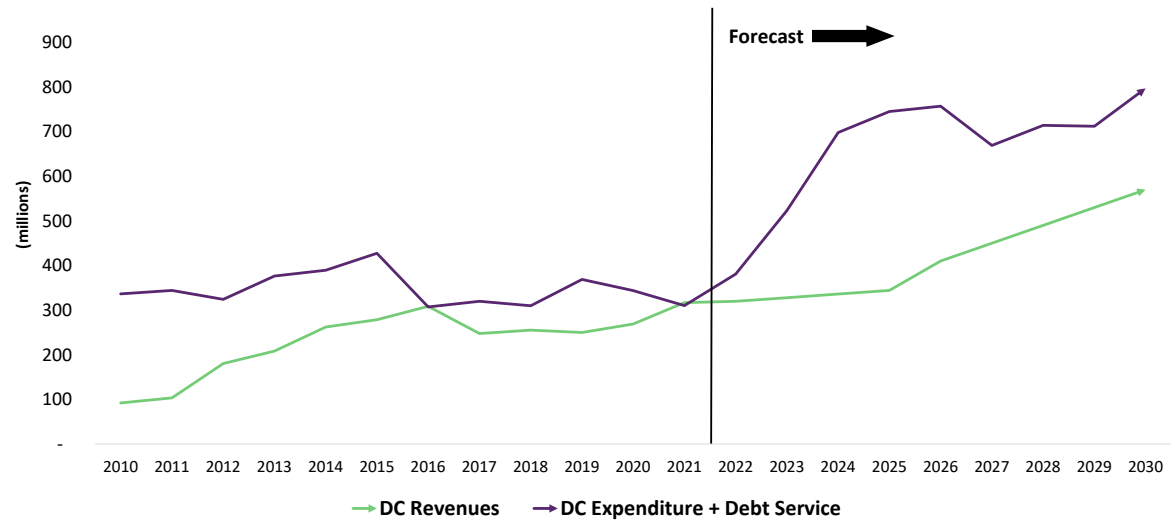
# Peel's Growth Management Program 2021 Overview & Progress Report



DC Program Performance

**Growth-related capital cash expenditures over the next 3 years are forecast to be approximately \$1.2 billion, 88% more than the growth-related cash expenditures over the past three years (2019-2021)**

**Development Charge (DC) Revenues & Expenditures**



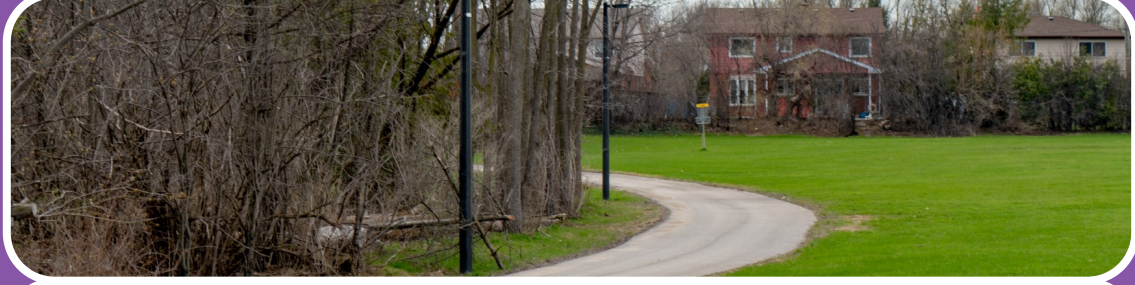


Appendix I

# Peel's Growth Management Program 2021 Overview & Progress Report



## Census & Other Growth Management Indicators



Appendix I

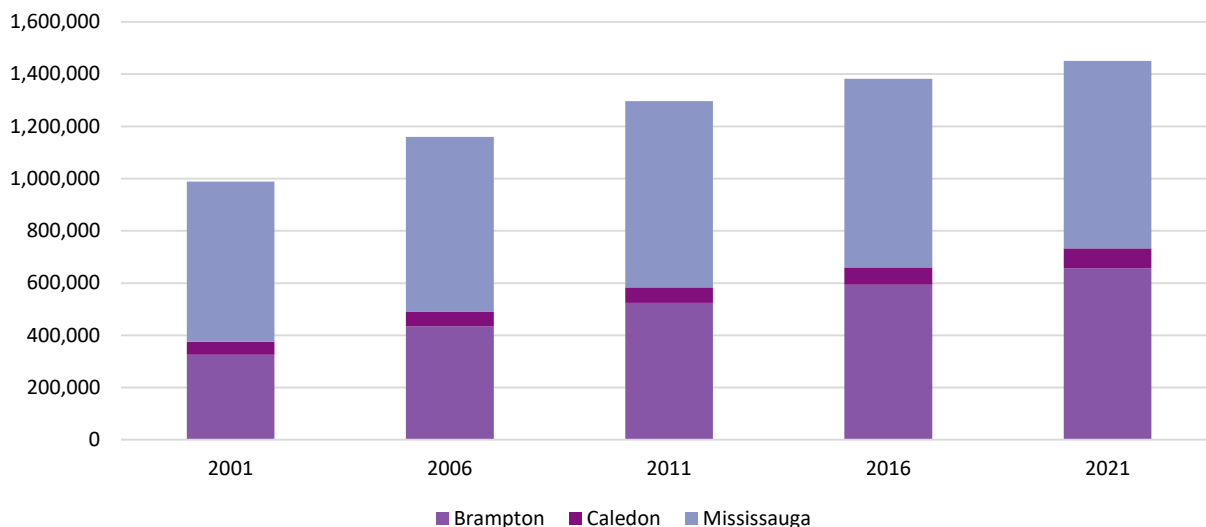
# Peel's Growth Management Program 2021 Overview & Progress Report

Census & Other Growth Management Indicators



## Peel's population increased by over 69,000 between 2016 – 2021

Peel Historic Census Population



Census Population				
Municipality	2006	2011	2016	2021
Brampton	433,806	523,906	593,638	656,480
Caledon	57,050	59,460	66,502	76,581
Mississauga	668,599	713,443	721,599	717,961
<b>Peel Region</b>	<b>1,159,455</b>	<b>1,296,809</b>	<b>1,381,739</b>	<b>1,451,022</b>

Source: Statistics Canada Census of Population (2001, 2006, 2011, 2016, 2021)

### ADDITIONAL INFORMATION

Peel's population growth of  
**69,283**  
is the 5th highest in Canada and  
the 2nd highest in Ontario.



Peel has the  
**6<sup>th</sup>**  
largest population amongst  
Canadian census divisions



Peel has the  
**2<sup>nd</sup>**  
largest population amongst  
Ontario census divisions



Appendix I

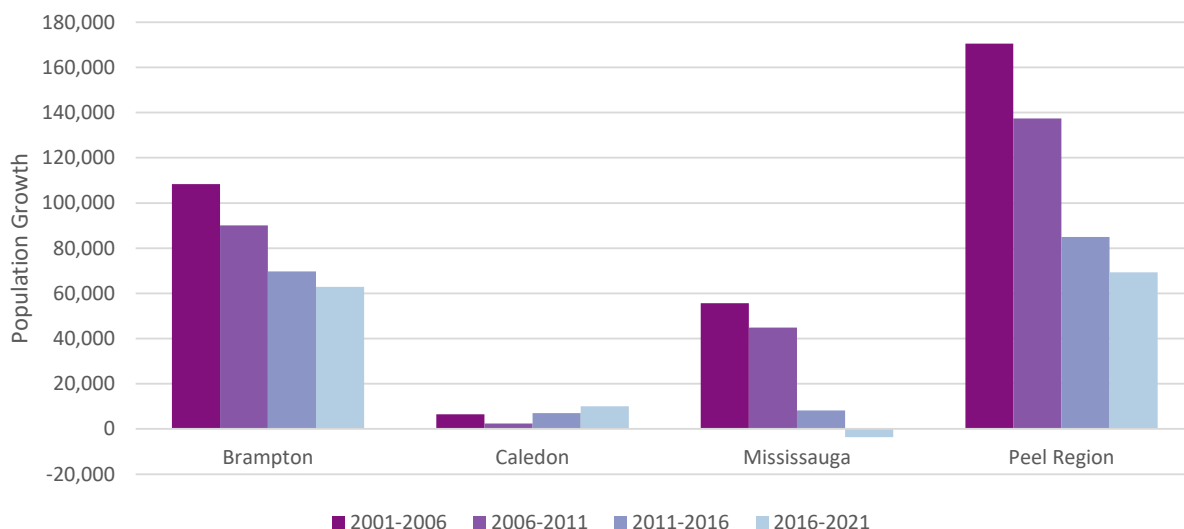
# Peel's Growth Management Program 2021 Overview & Progress Report

## Census & Other Growth Management Indicators



The rate of population growth in Peel has been declining over the past 20 years

Peel Historic Census Population Growth



Census Population Growth								
Municipality	2001 to 2006		2006 to 2011		2011 to 2016		2016 to 2021	
	Growth	Percent	Growth	Percent	Growth	Percent	Growth	Percent
Brampton	108,378	33.3%	90,100	20.8%	69,732	13.3%	62,842	10.6%
Caledon	6,445	12.7%	2,410	4.2%	7,042	11.8%	10,079	15.2%
Mississauga	55,674	9.1%	44,844	6.7%	8,156	1.1%	-3,638	-0.5%
<b>Peel Region</b>	<b>170,497</b>	<b>17.2%</b>	<b>137,354</b>	<b>11.8%</b>	<b>84,930</b>	<b>6.5%</b>	<b>69,283</b>	<b>5.0%</b>

Source: Statistics Canada Census of Population (2001, 2006, 2011, 2016, 2021)

### ADDITIONAL INFORMATION

Brampton had the **2nd** highest population growth in Ontario and **4th** highest growth in Canada from 2016-2021.

In 2021, Mississauga had the **7th** largest population in Canada. Brampton had the **9th** largest population in Canada.

Caledon's population grew by **15.2%** from 2016-2021. This is the **7th** highest growth amongst Ontario communities with more than 25,000

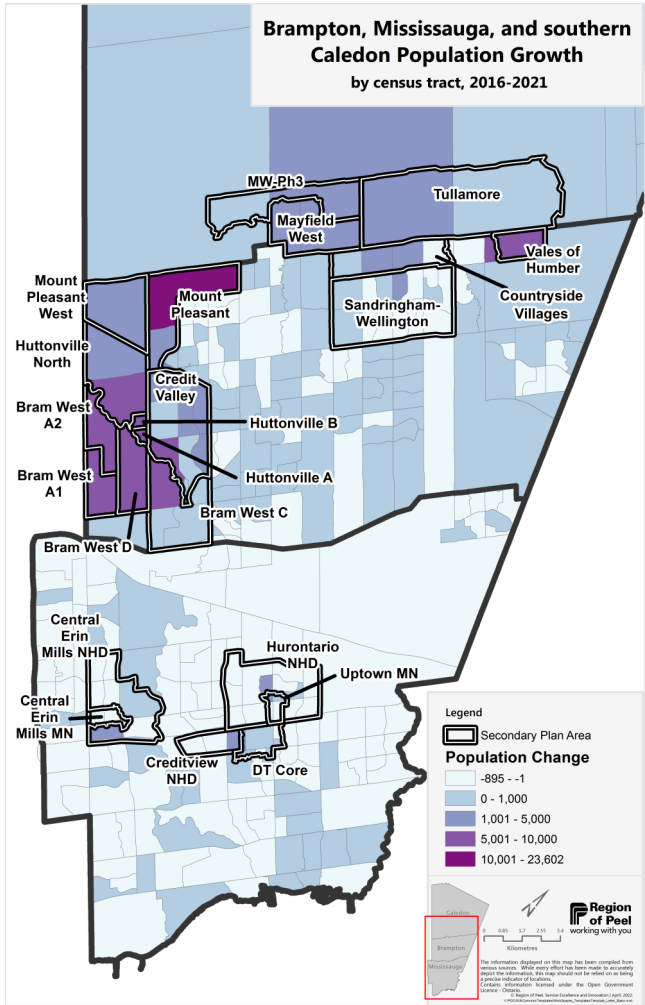
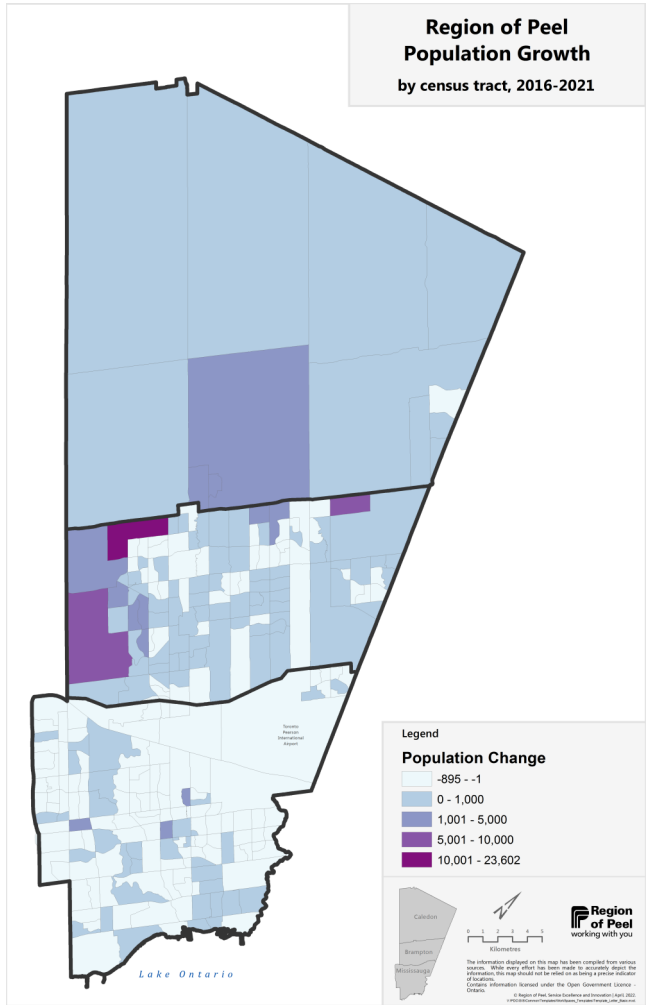
Appendix I

# Peel's Growth Management Program 2021 Overview & Progress Report

Census & Other Growth Management Indicators



## Location of population growth within Peel, 2016 to 2021



Source: Statistics Canada 2021 Census of Population

### ADDITIONAL INFORMATION

- In Mississauga, growing areas were around the Hurontario corridor, downtown Mississauga, and Erin Mills Centre. Small declines in population are evident across most of the City's established residential areas.
- In Brampton, high population growth was experienced in the City's developing greenfield areas, including Mount Pleasant, the Bram West area and north central and northeast Brampton, with modest population declines in some older parts of the city.
- Population growth in Caledon was concentrated mainly in the Mayfield West area.



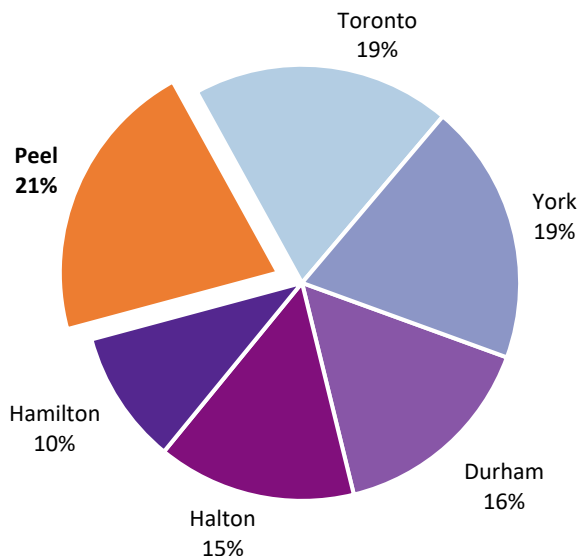
# Peel's Growth Management Program 2021 Overview & Progress Report

Census & Other Growth Management Indicators



## Peel had the highest share of population growth in the GTHA from 2016 to 2021

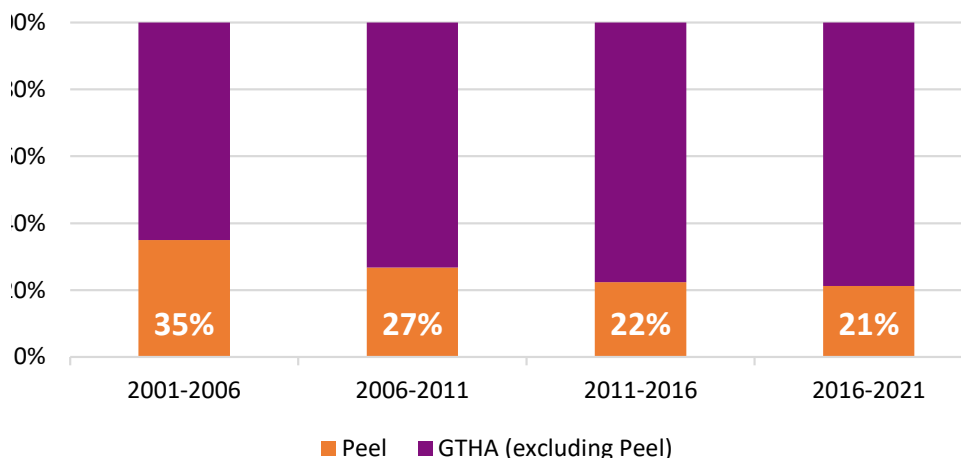
**Shares of GTHA Census Population Growth  
2016-2021**



Source: Statistics Canada 2021 Census of Population

## Peel's share of population growth within the GTHA has been declining over the last 20 years

**Peel's Historic Share of GTHA Population Growth**



Source: Statistics Canada Census of Population (2001, 2006, 2011, 2016, 2021)

Appendix I

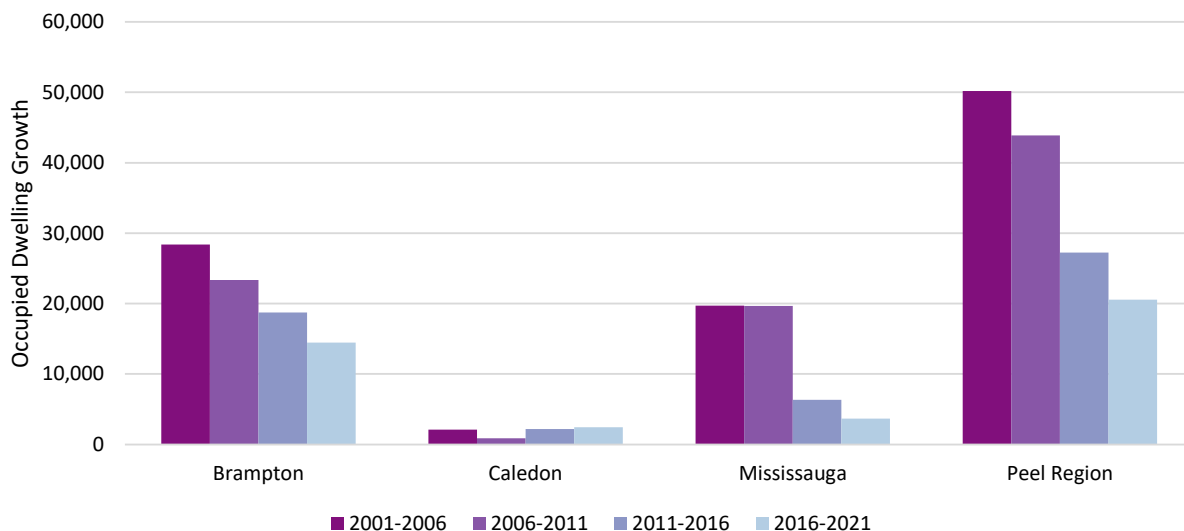
# Peel's Growth Management Program 2021 Overview & Progress Report

Census & Other Growth Management Indicators



The rate of occupied dwelling growth in Peel has been declining over the past 20 years

Peel Historic Occupied Dwellings by Usual Residents Growth



Private Dwellings Occupied by Usual Residents Growth								
Municipality	2001-2006		2006-2011		2011-2016		2016-2021	
	Growth	Percent	Growth	Percent	Growth	Percent	Growth	Percent
Brampton	28,379	29.1%	23,337	18.5%	18,740	12.6%	14,461	8.6%
Caledon	2,104	13.1%	872	4.8%	2,170	11.4%	2,443	11.5%
Mississauga	19,714	10.1%	19,688	9.2%	6,331	2.7%	3,662	1.5%
<b>Peel Region</b>	<b>50,197</b>	<b>16.3%</b>	<b>43,897</b>	<b>12.2%</b>	<b>27,241</b>	<b>6.8%</b>	<b>20,566</b>	<b>4.8%</b>

Source: Statistics Canada Census of Population (2001, 2006, 2011, 2016, 2021)

## ADDITIONAL INFORMATION

Private dwelling occupied by usual residents refers to a private dwelling in which a person or a group of persons is permanently residing.



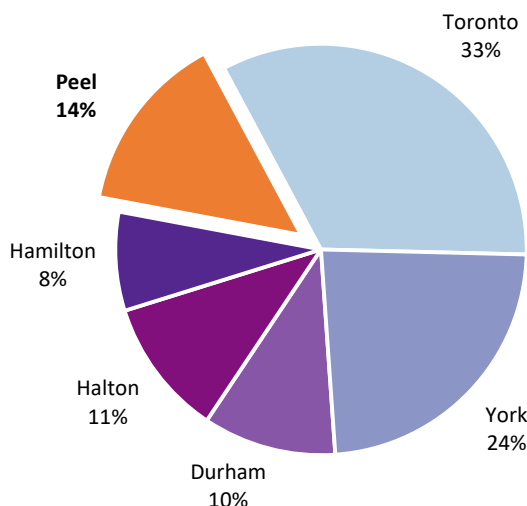
# Peel's Growth Management Program 2021 Overview & Progress Report

Census & Other Growth Management Indicators



## Peel had the 3<sup>rd</sup> highest share of occupied dwellings growth in the GTHA from 2016 to 2021

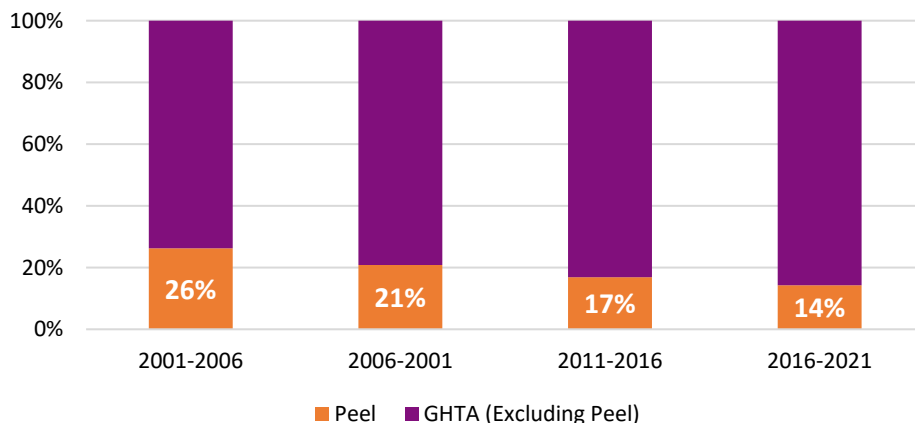
Shares of GTHA Occupied Dwelling Growth  
2016-2021



Source: Statistics Canada 2021 Census of Population

## Peel's share of occupied dwelling growth within the GTHA has been declining over the last 20 years

Peel's Historic Share of GTHA Occupied Dwelling Growth



Source: Statistics Canada Census of Population (2001, 2006, 2011, 2016, 2021)

Appendix I

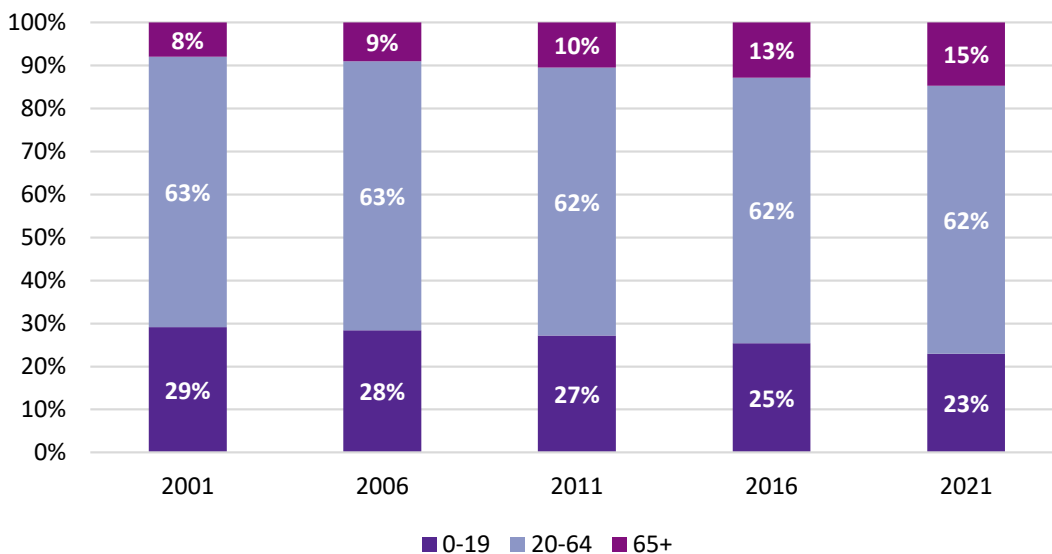
# Peel's Growth Management Program 2021 Overview & Progress Report

Census & Other Growth Management Indicators



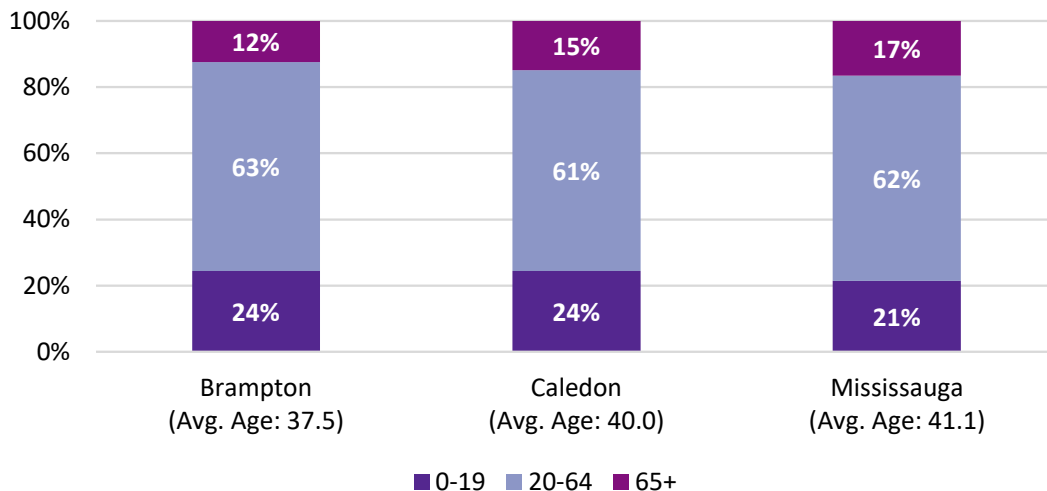
**Peel's population has aged over the last 20-years with a declining share of youths and an increasing share of seniors**

**Peel Age Structure, 2001-2021**



Source: Statistics Canada Census of Population (2001, 2006, 2011, 2016, 2021)

**Brampton is the youngest local municipality in Peel.  
Mississauga is the oldest**  
**Population Shares by Age Group for Local  
Municipalities, 2021**



Source: Statistics Canada 2021 Census of Population



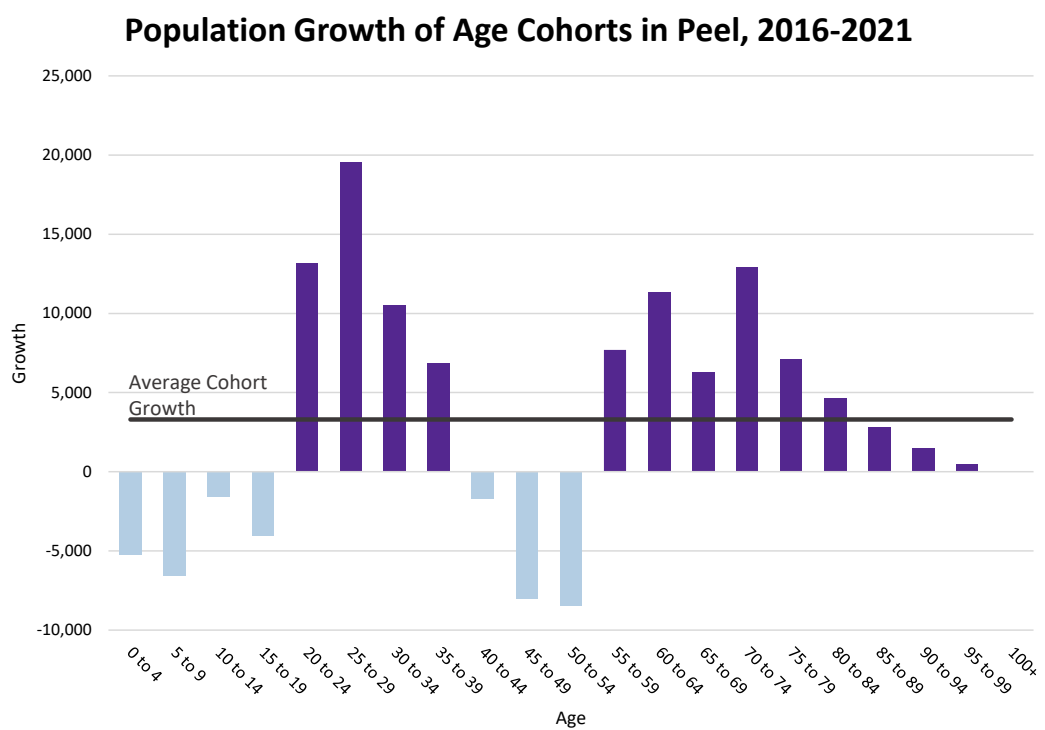
Appendix I

# Peel's Growth Management Program 2021 Overview & Progress Report

Census & Other Growth Management Indicators

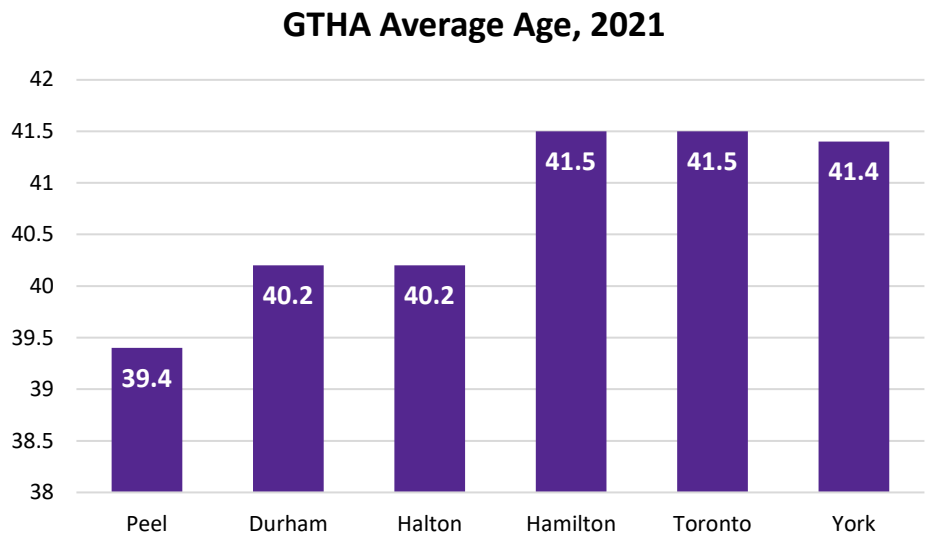


## Peel saw declines in the population of people aged 0-19 and 40-55



Source: Statistics Canada Census of Population (2016, 2021)

## Peel has the youngest average age in the GTHA



Source: Statistics Canada 2021 Census of Population

Appendix I

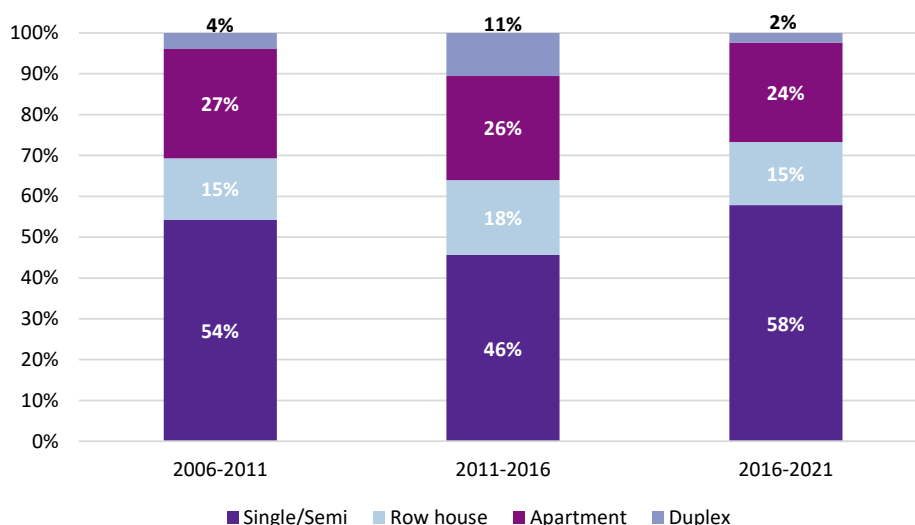
# Peel's Growth Management Program 2021 Overview & Progress Report

Census & Other Growth Management Indicators



**Most Peel household growth occurred within single- and semi-detached units. Apartment household growth declined over the last 5-years**

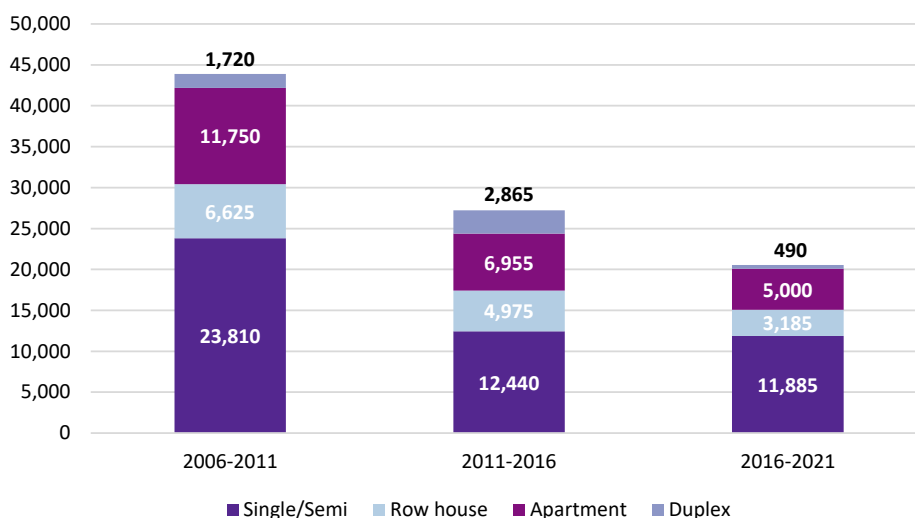
**Shares of Household Growth in Peel by Dwelling Type**



Source: Statistics Canada Census of Population (2006, 2011, 2016, 2021)

**The rate of household growth in Peel has declined over the last 15 years**

**Household Growth in Peel by Dwelling Type**



Source: Statistics Canada 2021 Census of Population

Appendix I

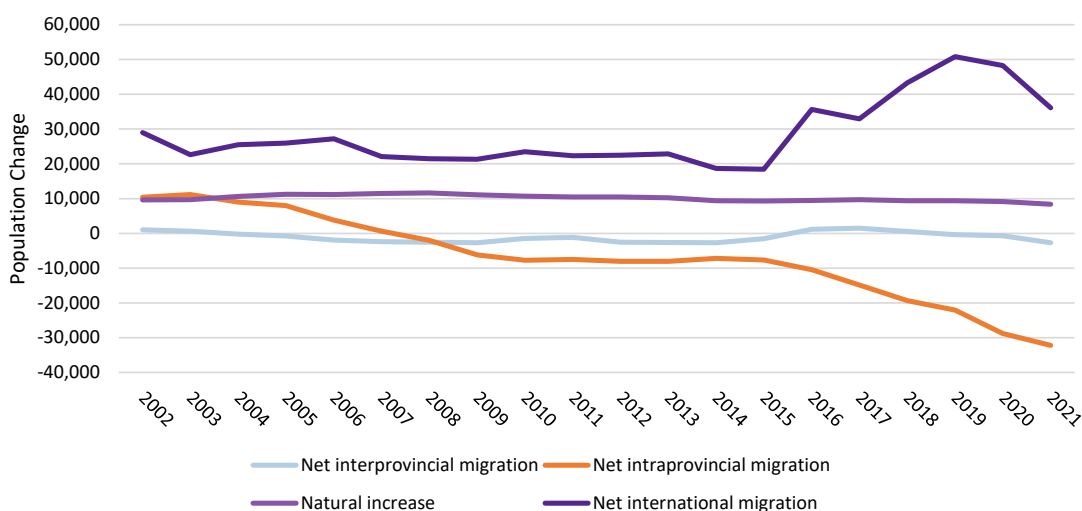
# Peel's Growth Management Program 2021 Overview & Progress Report

Census & Other Growth Management Indicators



**International migration is the largest contributor to population growth in Peel. People moving to other parts of Ontario is the largest contributor to population decline**

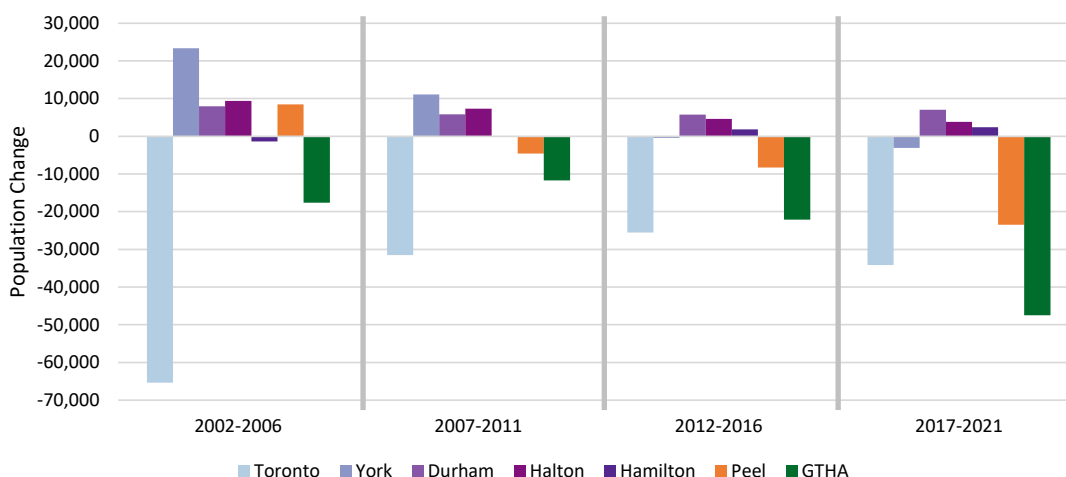
**Peel - Components of Population Growth**



Source: Statistics Canada. Table 17-10-0008-01 Estimates of the components of demographic growth, annual

**The GTHA is experiencing large intraprovincial outmigration. Peel and Toronto are the largest sources of the outmigration**

**5-Year Average Intraprovincial Migration in the GTHA**



Source: Statistics Canada. Table 17-10-0008-01 Estimates of the components of demographic growth, annual

Appendix I

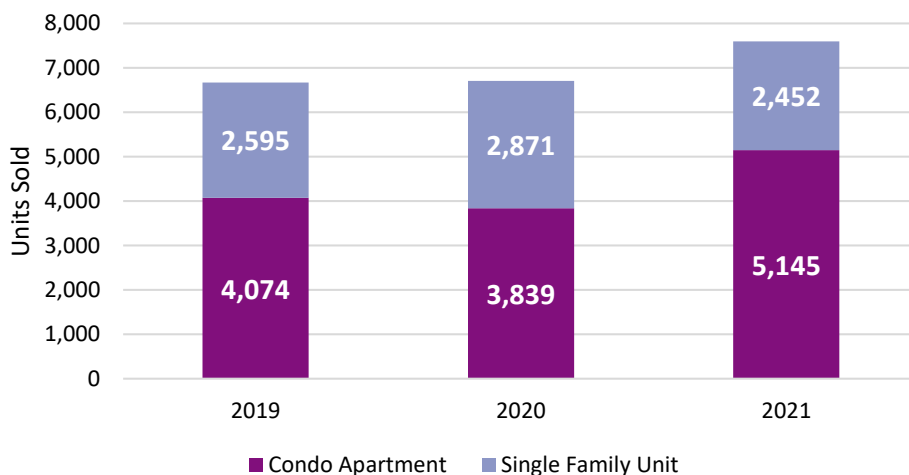
# Peel's Growth Management Program 2021 Overview & Progress Report

Census & Other Growth Management Indicators



**New condo sales increased in 2021 and represent an increasing share of new home sales in Peel**

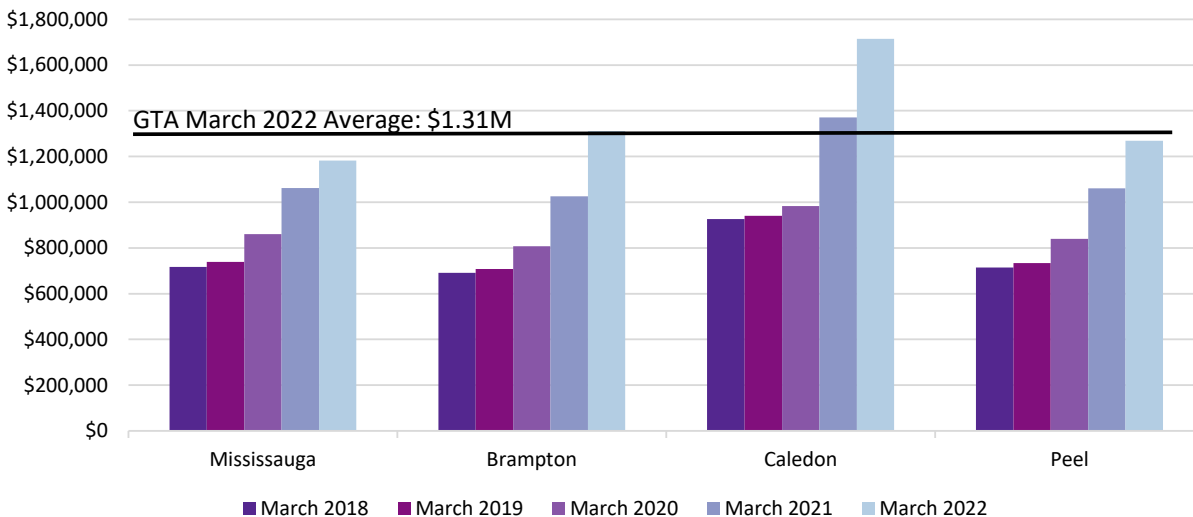
### Peel New Home Sales



Source: Altus New Homes Monthly Market Report, Data as of December 2021

**Average home resale prices across Peel increased by 20% from March 2021. The average resale price is over \$1.25 million**

### Average Price of Home Transactions, All Home Types



Source: TRREB Market Watch Home Sales