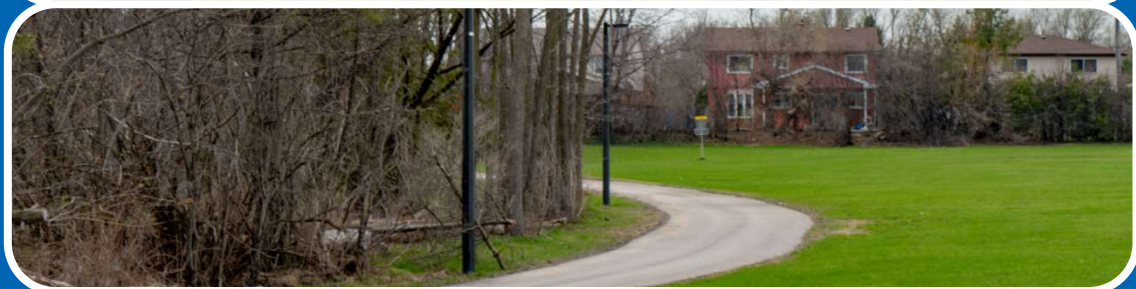
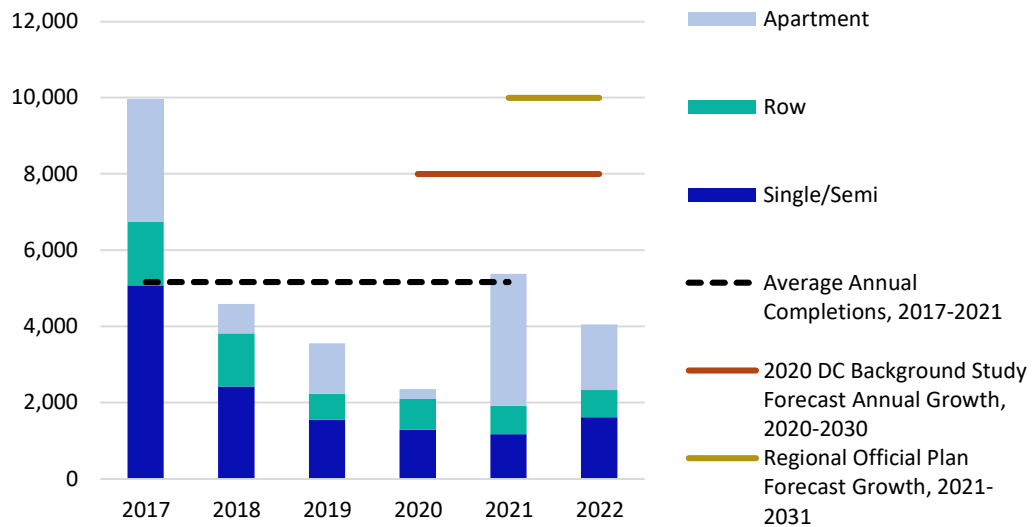


Peel's Growth Management Program 2022 Overview & Progress Report



Housing completions in Peel declined in 2022 due to a decrease in apartment growth

CMHC Peel Housing Completions



Completed Units*						
Unit Type	2017	2018	2019	2020	2021	2022
Single/Semi	5,073	2,425	1,549	1,288	1,169	1,614
Row	1,674	1,388	677	808	752	712
Apartment	3,207	771	1,328	258	3,454	1,726
All	9,954	4,584	3,554	2,354	5,375	4,052

*Does not include second units

Sources: CMHC Starts & Completions Survey, Region of Peel Official Plan Growth Forecast to 2051, 2020 DC Background Study

ADDITIONAL INFORMATION



25%
decrease
in completed units
from 2021



38%
Increase from 2021
in single- and semi-
detached completions

Housing Units in Approvals Process - Year-end 2022

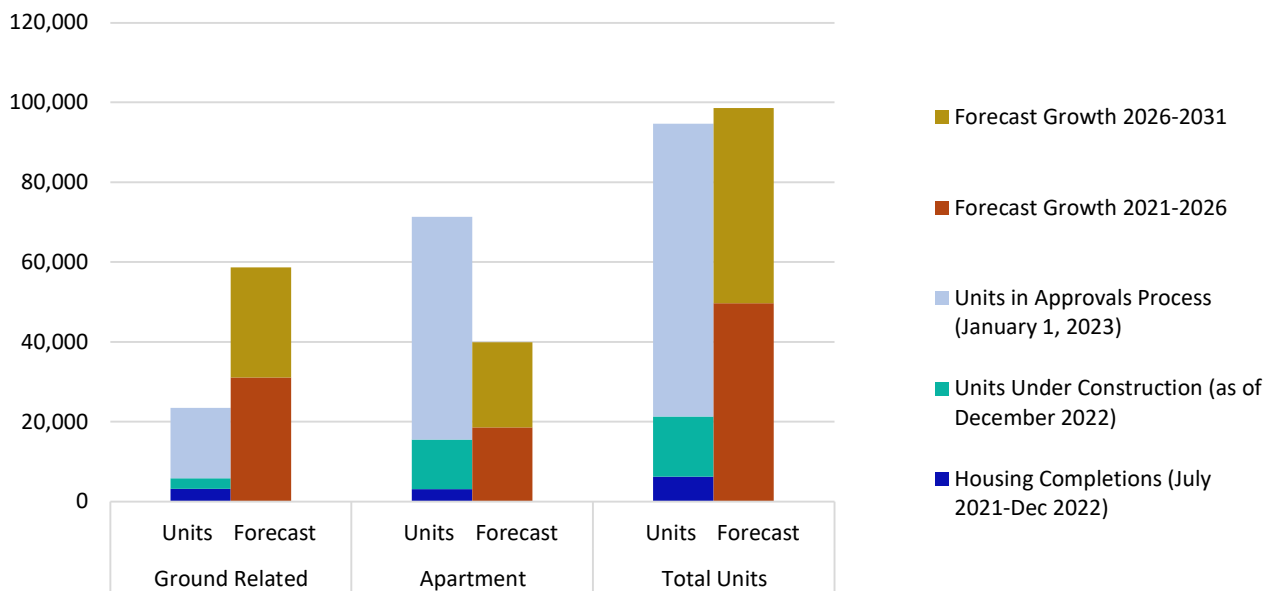
Peel Region - 2022 Year-End Estimate of Units in the Applications Process				
Application Status	Single and Semi - Detached	Townhouse	Apartment	All Types
Registered Unbuilt Units in Subdivisions and Unbuilt Units in Approved Site Plans	482	1,220	945	2,647
Draft Approved Subdivisions	2,643	1,931	4,221	8,795
Under Application Subdivisions and Site Plans	4,484	6,859	50,623	61,966
Total	7,609	10,010	55,789	73,408

Sources City of Brampton, Town of Caledon, Peel Development Tracker



Peel has the opportunity to meet the short-term housing forecast, but ground-related housing may be at risk

Housing Completions, Units Under Construction, and Units in Approvals Process* Compared to Peel Official Plan Forecast



*Due to the numerous factors that may affect the development process some of these units may not be completed or may be delayed in being completed which increases the risk of the Region not meeting its growth objectives

Sources: CMHC Starts & Completions Survey, Peel Region - 2022 Year-End Estimate of Units in the Applications Process, Region of Peel Official Plan Growth Forecast

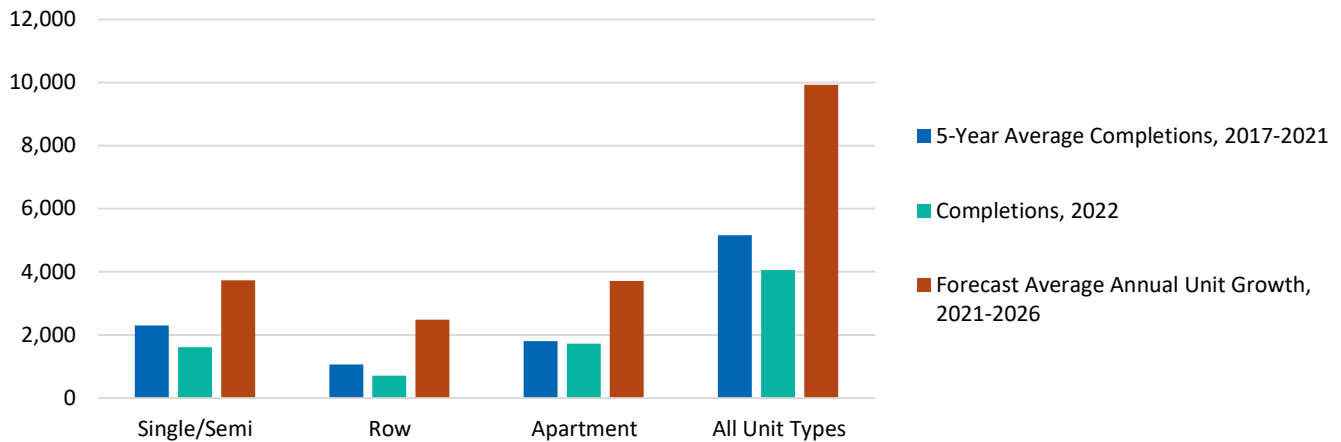
ADDITIONAL INFORMATION

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



Apartment completions returned to the historic average in 2022. Completions of all housing typologies were below the annual average forecast

Completed Units Compared to Regional Official Plan Growth Forecast



Completed Units Compared to Regional Official Plan Growth Forecast to 2051			
Unit Type	5-Year Average Completions, 2017-2021	Completions, 2022	Forecast Average Annual Unit Growth, 2021-2026
Single/Semi	2,301	1,614	3,733
Row	1,060	712	2,486
Apartment	1,804	1,726	3,711
All Unit Types	5,164	4,052	9,930

Sources: CMHC Starts & Completions Survey, Region of Peel Official Plan Growth Forecast to 2051

ADDITIONAL INFORMATION



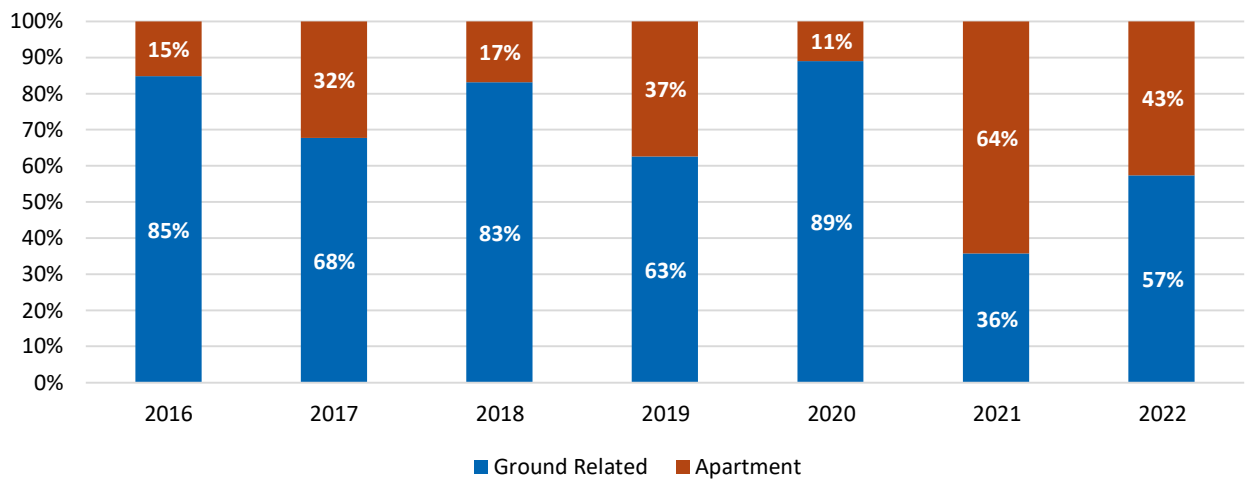
Apartment units
were **53%**
below forecast in 2022



Ground-related units
were **63%**
below forecast in 2022

Ground-related units were the largest share of housing completions in 2022

Changing Composition of Completed Units in Peel

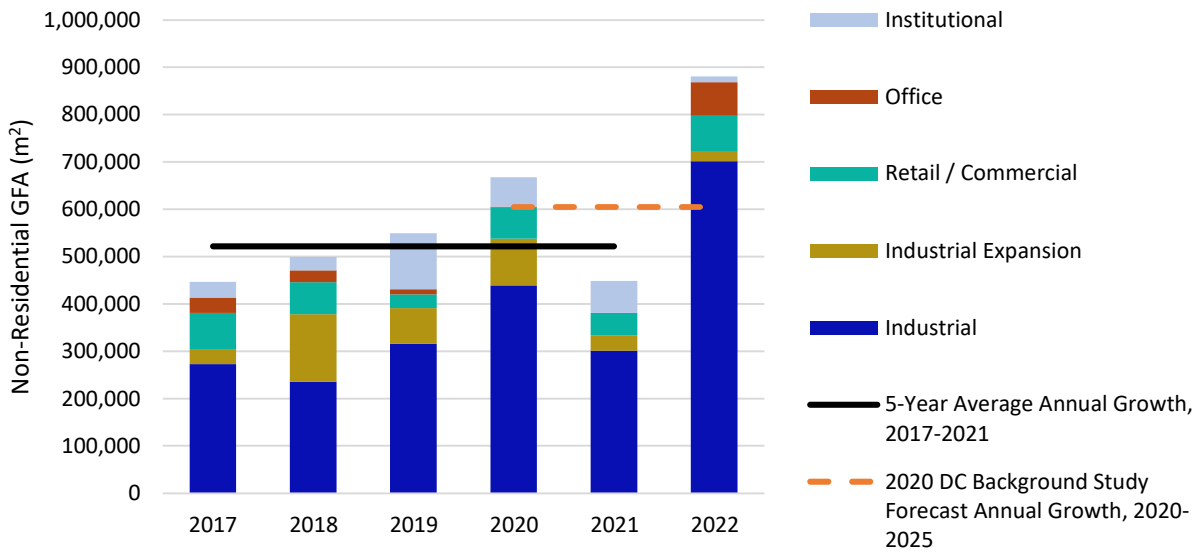


Sources: CMHC Starts & Completions Survey



Non-residential growth exceeded forecast growth targets in 2022

Peel Non-residential Building Permits



Peel Non-residential GFA (m2) in Issued Building Permits (2017-2022)						
	2017	2018	2019	2020	2021	2022
Industrial	272,458	235,787	316,266	438,948	300,973	701,356
Industrial Expansion	32,193	142,543	75,096	98,970	32,000	21,535
Retail / Commercial	76,093	67,753	28,919	65,736	47,658	74,764
Office	32,770	24,851	10,856	1,983	0	71,000
Institutional	32,947	28,300	118,247	61,867	67,712	11,891
Grand Total	446,460	499,233	549,383	667,504	448,342	880,546

Sources: Peel Building Permit Data; Peel Development Tracker

ADDITIONAL INFORMATION



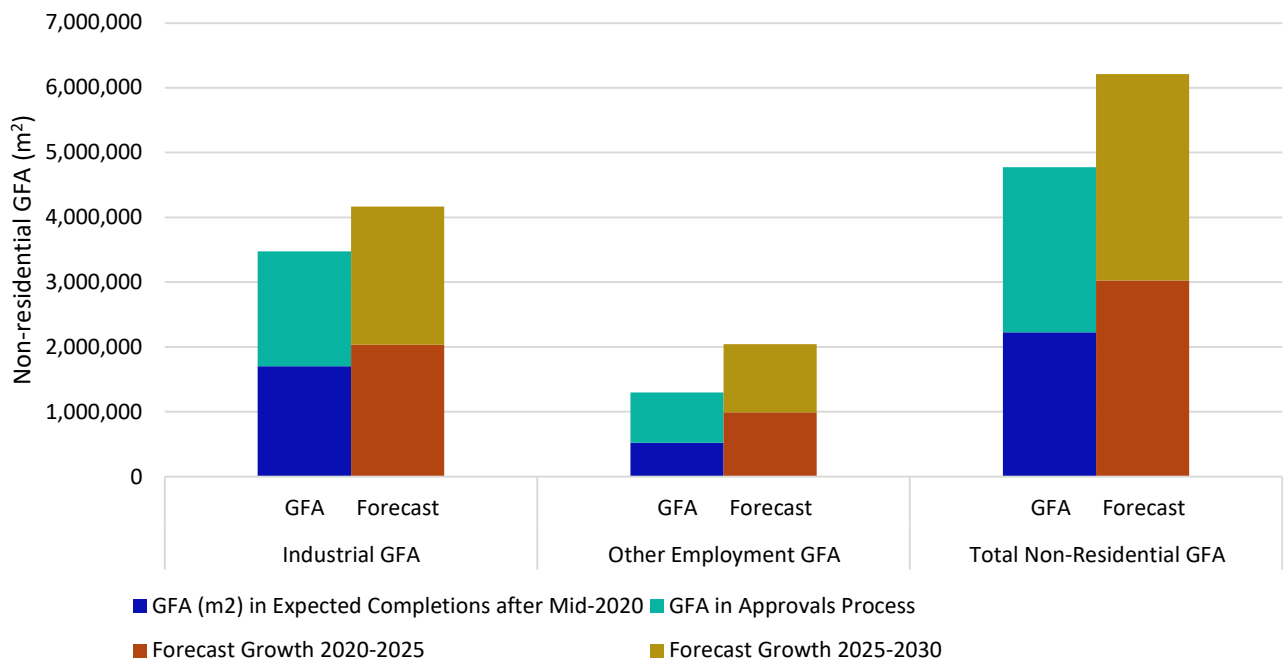
96%
increase in non-residential GFA in building permits from 2021



82%
of non-residential GFA in issued building permits in 2022 are for industrial uses

Applications in the approvals process provide the opportunity 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 Permit Data; Peel Development Tracker; 2020 Development Charges Background Study

ADDITIONAL INFORMATION

2.2 million m²

of non-residential GFA expected to be completed after mid-2020



2.6 million m²

of approved and proposed non-residential GFA in site plan applications

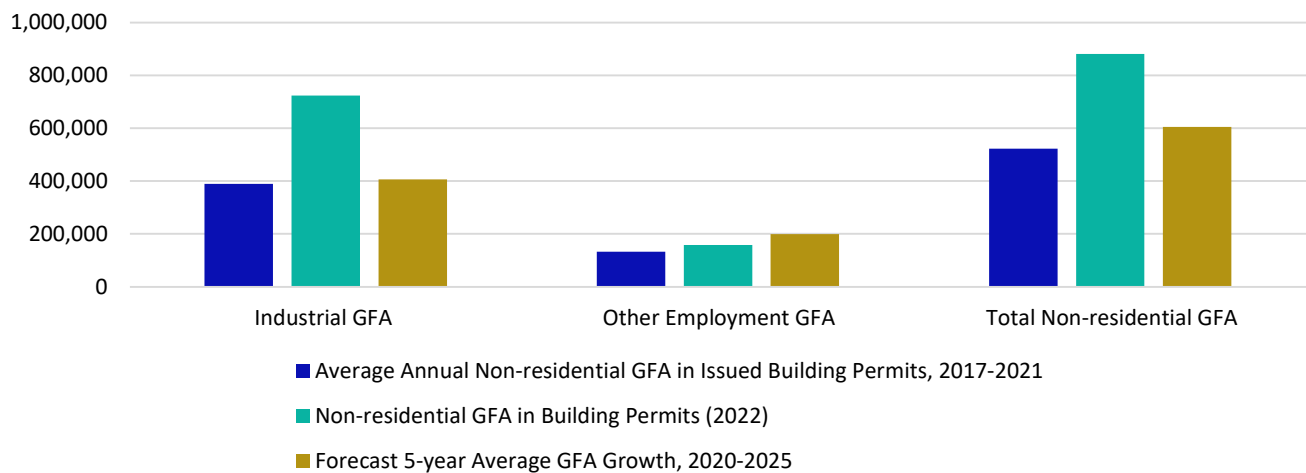


77%

of 2020-2030 forecast non-residential growth

In 2022, non-residential growth exceeded forecast due to strong growth in industrial GFA

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



Non-Residential Building Permits Compared to 2020 DC Background Study Forecast			
	Average Annual Non-residential GFA in Issued Building Permits, 2017-2021	Non-residential GFA in Building Permits (2022)	Forecast 5-year Average GFA Growth, 2020-2025
Industrial GFA	389,046	722,891	406,400
Other Employment GFA	133,138	157,655	198,680
Total Non-residential GFA	522,185	880,546	605,080

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

ADDITIONAL INFORMATION

Non-residential

GFA exceeded forecast growth by

46%



Industrial

GFA exceeded forecast growth by

78%



Other Employment

GFA fell below forecast growth by

21%



Peel's Growth Management Program 2022 Overview & Progress Report

Residential & Non-residential Growth Monitoring

Summary of non-residential growth in Peel in 2022 and non-residential growth in the approvals process

2022 GFA in Non-residential Building Permits and in Approvals Process						
	Mississauga		Brampton		Caledon	
	GFA in Issued BP (m ²)	GFA In Approvals Process (m ²)	GFA in Issued BP (m ²)	GFA In Approvals Process (m ²)	GFA in Issued BP (m ²)*	GFA In Approvals Process (m ²)
Industrial	301,730	473,437	399,463	657,255	24,693	643,945
Industrial Expansion	4,780	-	16,755	-	-	-
Commercial/Retail	39,428	102,728	33,685	83,450	1,651	31,162
Office	192	291,133	11,699	16,503	-	2,500
Institutional	56,068	127,943	14,932	114,288	-	4,464
Total	402,198	995,241	476,534	871,496	26,344	682,071

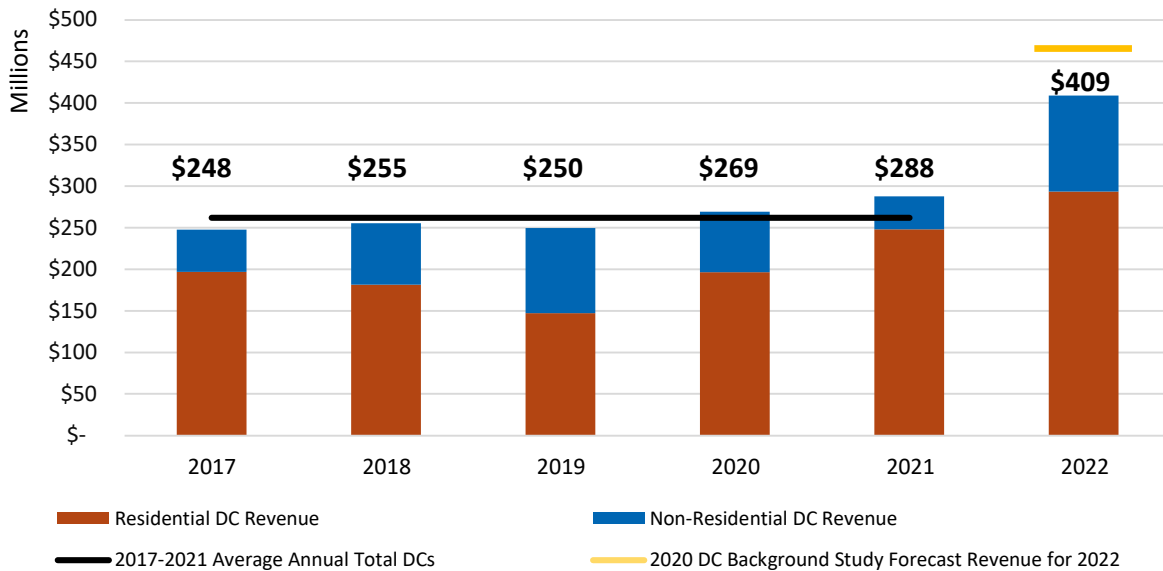
*Caledon GFA in issued building permits calculated from data in Peel's Development Tracker

Sources: Peel Building Permit Data; Peel Development Tracker

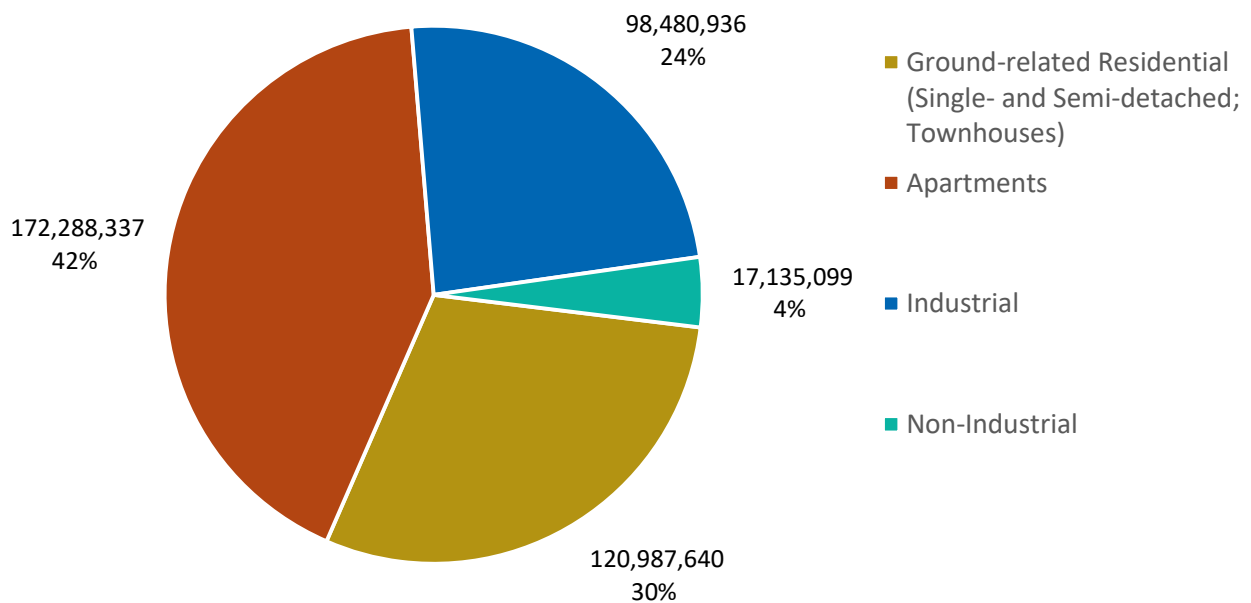


2022 DC revenues exceeded the average annual DC collection over the previous five-year period

Historical DC Revenue Collection (excludes GO Transit)



2022 DC Revenue by Type of Development



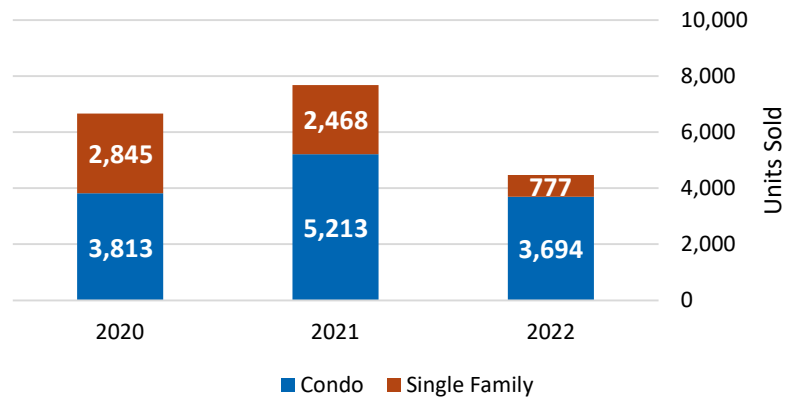
Peel's Growth Management Program 2022 Overview & Progress Report



Other Growth Management Indicators

**The number of new home sales dropped in 2022.
Condo sales vastly exceeded single family home sales**

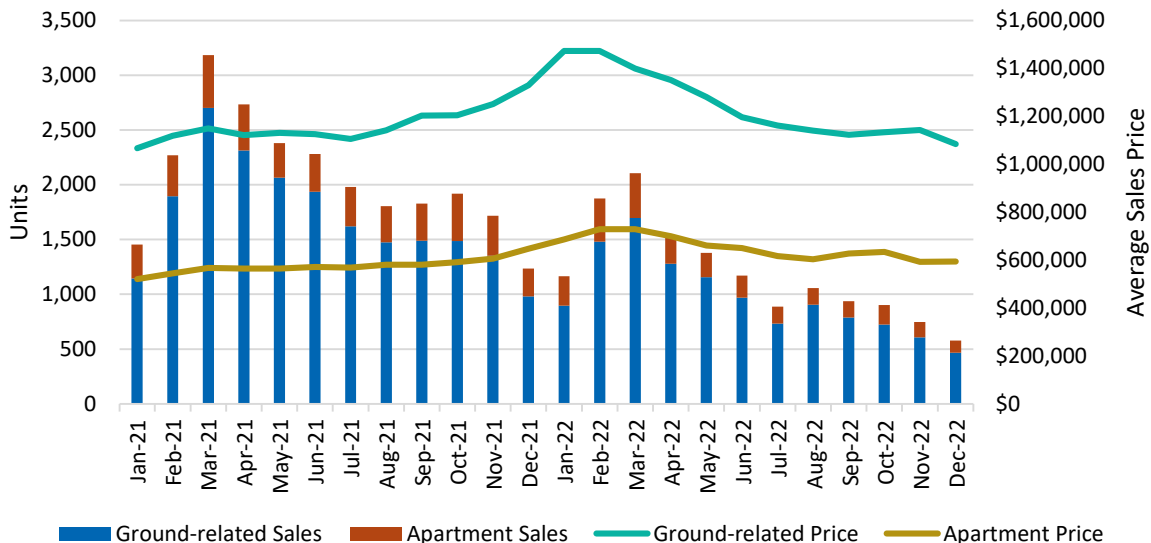
Peel New Home Sales



Source: Altus New Homes Monthly Market Report, Data as of December 2022

**Sales of existing homes declined to a 2-year low in
December 2022**

**Peel Monthly Existing Ground-related and Apartment Unit Sales and
Average Price**



Source: TRREB Market Watch Home Sales