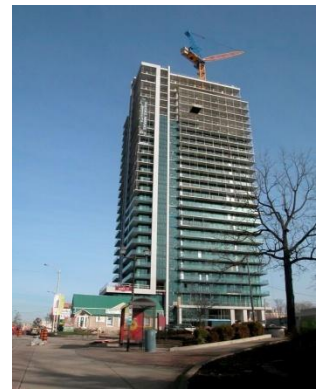


# City of Brampton Development Activity Report 2009



**BRAMPTON**  
Flower City

March 2010



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## 1.0 INTRODUCTION / OVERVIEW

### 1.1 Introduction

The 2009 Development Activity Report is a document that reviews development activity in 2009 within the City of Brampton.

The purpose of this report is to highlight and discuss development activity in 2009, including both residential and non-residential development. With this data, an analysis of the growth patterns witnessed across the City will be undertaken, as well as comparisons with historical development trends will be completed.

The 2009 Development Activity Report is the first of its type to be prepared in this format and is intended to complement other key documents that form part of the Growth Management Program. The Development Activity Report is a factual summary of what happened in 2009 in terms of Planning applications. Aspects of the background, particularly as it relates to land supply, inform the Development Allocation Strategy, which assigns development activity permissions for the upcoming year relative to availability of infrastructure and servicing. Two other key documents that are released from the Growth Management Program are the Development Outlook Report and updates to the City-wide population and employment forecasts, both which rely on the historic and short term activity to forecast the long term. The city-wide population and employment forecast to 2031 was recently updated in the spring of 2009 as part of the City's Growth Plan conformity exercise. The Development Outlook Report is a more detailed report that details the forecasts for specific geographies in Brampton. All of the Growth Management documents complement each other and work together to document growth trends within the City of Brampton.

The 2009 Development Activity Report includes the key development application types, such as draft plans of subdivision, zoning by-law amendments, official plan amendments; block plans, site plans, minor variances, consents, part-lot controls, and condominium applications. These applications will be summarized in their various stages, analyzed and compared with historic development trends. Comparisons of some data will be made between the City of Brampton and other municipalities within the Greater Toronto Area.

Information sources for the contents of this report include the City of Brampton's Planning, Building, and Economic Development departments, as well as information collected from the planning and building departments of the Cities of Vaughan, Markham, Oshawa and Oakville. CHMC publications were also used for the national, provincial and GTA regional perspectives highlighted in this report.





## 1.2 Overview

Among other nations in the world, Canada was affected by the 2008/2009 global economic recession. In the beginning of 2009, the City of Brampton experienced a marked decrease in all its new development applications, which resulted in decreased revenue. Although the overall received development applications were down, Brampton made a great recovery in the number of approved residential and commercial development applications by the end of the year. Development activity trends will be discussed herein in detail in this report.

## 2.0 NATIONAL, PROVINCIAL AND GTA DEVELOPMENT PERSPECTIVES

### 2.1 National Perspective

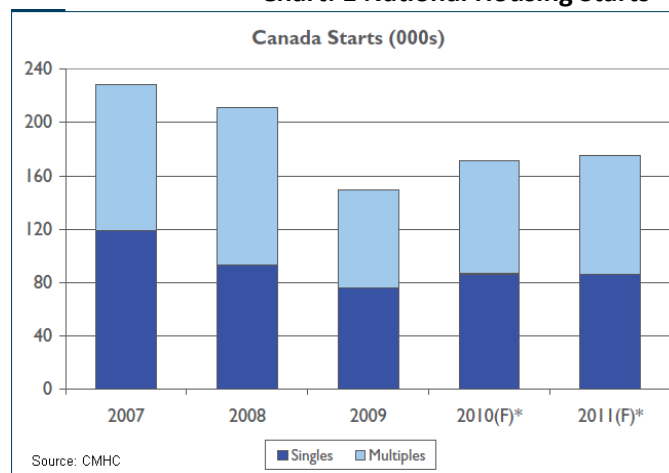
According to CMHC's Housing Market Outlook, *Fourth Quarter 2009 Canada Edition*, although development activity was elevated near the end of 2009, the slow start in the first half of the year translated into decreased housing starts. Starts in 2009 remained down 141,900 units compared to the 211,056 starts in 2008.

According to Bob Dugan, the Chief Economist for CMHC, the economic downturn resulted in a decrease in demand for home ownership leading to a decline in housing starts and existing home sales in 2009. Despite the decrease in starts at the beginning of 2009, the economic rebound led to the start of the recovery of housing starts.

There was uncertainty in regard to the timing of when the economy would fully recover from the past two years. Because of the degree of this uncertainty, a series of economic scenarios was developed to generate a range for the housing market outlook in 2009 beginning of 2010. Following this trend, housing starts were expected to range between 138,000 and 146,000 units in 2009 and between 135,000 and 190,000 units in 2010. (CMHC, Housing Market Outlook Canada, 2009) National starts are shown on Chart 1: National Housing Starts, below.

The rising high cost of single-detached housing over the past few years has leveled the demand for this type of housing. This resulted in an increased demand for less expensive multi-family housing such as semi-detached, townhomes, and condominiums. The beginning of the downward trend for single detached houses was sparked by the uncertain economic environment in late 2008 and early 2009. This trend, thought to decrease even further began to rebound by the second quarter of

**Chart: 1 National Housing Starts**



\*The point estimate for total housing starts is 172,350 for 2010 and 176,400 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 152,000-189,300 units for 2010 and 156,400-205,600 for 2011.





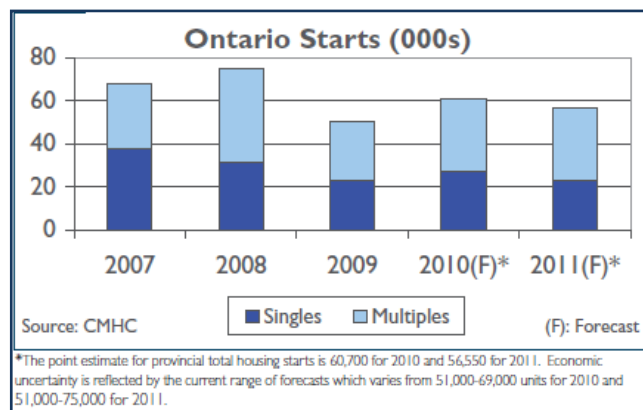
2009 in most provinces. Single detached housing starts declined to 70,350 units in 2009. (CMHC, Housing Market Outlook Canada, 2009)

## 2.2 Provincial Perspective

The province of Ontario is following a similar trend as Canada as a whole. (CMHC, Housing Market Outlook Ontario, 2009) Ontario was subject to a slow start for development activity in 2009. This trend can be observed in Chart 2: Provincial Housing Starts. Three elements will aid in supporting Ontario's housing economy activity: Firstly, Ontario has begun to experience a slow improving economy; the financial market conditions in Ontario began to recover by the end of 2009; lastly, as the housing inventories decrease, housing demand is expected to increase. One trend that has flowed from the shift in the Ontario housing economy is that "consumer spending is on the cautious side as home buyers have experienced only modest personal and employment income gains over the last two years." According to CMHC, demographic demand has become an important factor in the future of housing starts in Ontario. (CMHC, Housing Market Outlook Ontario, 2009)

**Chart: 2 Provincial Housing Starts**

Ontario was not the only province that was affected by the decreasing housing market. Housing starts decreased in nearly all provinces during the first half of 2009. The second half of 2009 was the beginning of the housing rebound in Ontario. Overall, all provinces experienced a decline in housing starts in 2009. As Ontario continues to recover from the housing market shortfall, growth is anticipated to become positive in nearly all provinces, with British Columbia and Alberta leading the way. (CMHC, Housing Market Outlook Ontario, 2009)



Similar to the National perspective, provincial single starts have also started to recover. Singles are not the only housing type to experience growth recovery in the last quarter of 2009; multiple family home construction started to recover. An inventory of apartment unit sales that have not started construction, coupled with low rental apartment vacancy rates, will support the construction of multi-family units. The highest rate of growth and the largest housing activity recovery in 2009 was observed in semi-detached and townhome starts. Both these types of dwellings exhibit a more affordable option for cautious spending home buyers.



## 2.3 Greater Toronto Area Perspective

The new home market in the Greater Toronto Area (GTA) saw sales activity rise slightly in 2009. The low-rise housing sector was responsible for increasing housing sales in 2009. According to CMHC, total new home sales reached approximately 28,500 units in the GTA in 2009. (CMHC, Housing Market Outlook GTA, 2009) For the first time in three years, low-rise housing made up the

majority of new home sales in the GTA in 2009. According to CMHC, “new low-rise home sales increased by approximately 37 percent in 2009 in the GTA to 17,000.” These trends can be seen above in Chart 3: GTA New Home Sales by Housing Types. Even though this level of development activity is still low when compared to the high growth reached in 2002 in the GTA, “it is a sign that the market is improving from the 2008 market landslide when housing sales dropped by 40 percent.” (CMHC, Housing Market Outlook GTA, 2009)

Housing starts in 2009 in the GTA were affected by the time lag between new home sales and the timing of construction. According to CMHC statistics, “total starts declined to approximately 28,710 units in 2009. The high-rise sector has maintained strength over the years, however, in 2009 high-rise starts fell by roughly 40 percent in the GTA to 14,650 after achieving a 40-year high in 2008.” (CMHC, Housing Market Outlook GTA, 2009) Similar to high-rise starts, low-rise starts also plunged in 2009, “primarily as a result of a steep decline in single-detached sales in late 2008-early 2009.” (CMHC, Housing Market Outlook GTA, 2009) This trend of housing starts can be clearly seen on Chart 4: GTA Housing Starts by Housing Type.

Chart 3: GTA New Home Sales by Housing Type

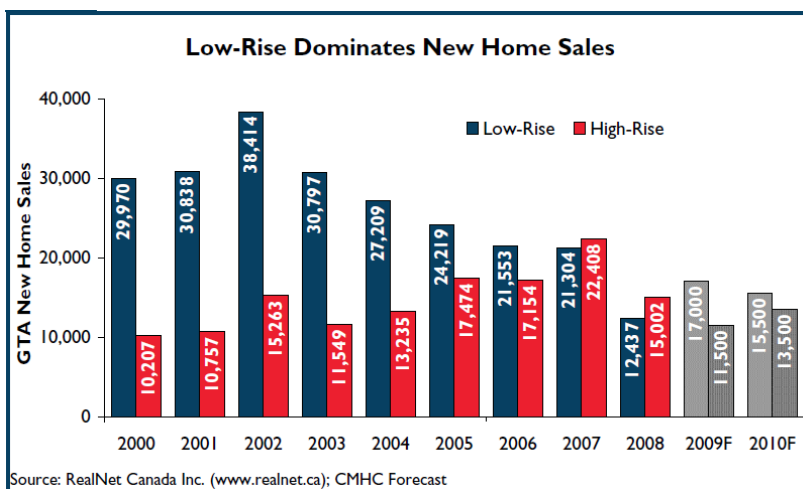
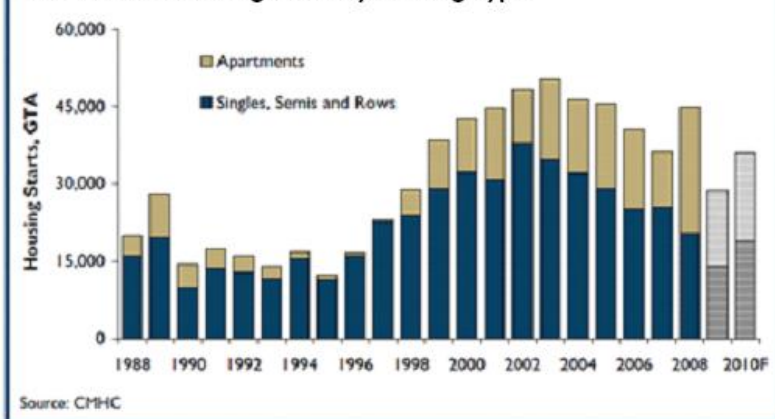


Chart 4: GTA Housing Starts by Housing Type





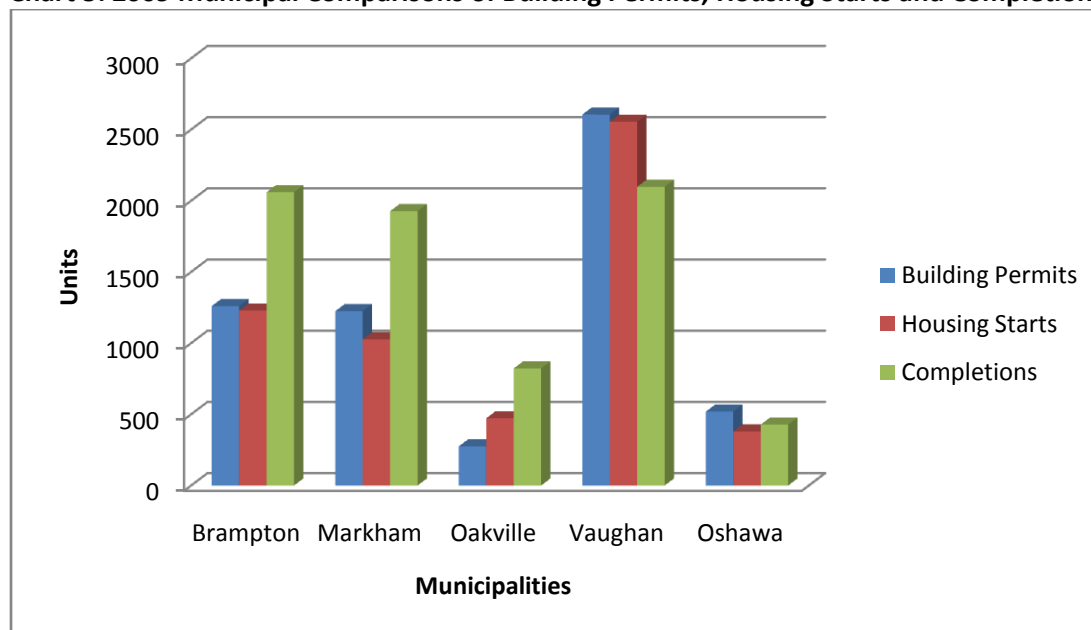
## 2.4 Brampton Remains at The Top Despite Recession

Compared to similar municipalities in the GTA, the City of Brampton experienced the second highest amount of growth with a total of 1260 residential new construction building permits, 1144 housing starts, and 1937 housing completions, second to the City of Vaughan<sup>1</sup>. This comparison can be seen below in Table 1 and Chart 5. As these figures indicate, the municipalities marked by the highest growth are the City of Vaughan, the City of Brampton and the Town of Markham. Brampton's development recovery and year-end success was the result of several well-executed initiatives developed by the City to moderate the impact of the recession.

**Table 1: Municipal Comparison of Residential Building Permits, Housing Starts and Completions**

Development Activity	Year 2009		
	Res. Building Permits (units)	Housing Starts	Completions
Brampton	1260	1229	2060
Markham	1224	1027	1927
Oakville	275	472	822
Vaughan	2605	2555	2098
Oshawa	519	380	428

**Chart 5: 2009 Municipal Comparisons of Building Permits, Housing Starts and Completions**



<sup>1</sup> Housing starts and housing completions as of the end of November 2009.





### 3.0 CITY OF BRAMPTON DEVELOPMENT ACTIVITY

Section 3, includes two major sub-sections: Residential Development Activity and Non-Residential Development Activity. Residential Development Activity highlights residential development in 2009, and for some variables, compares 2009 to previous years. Non-Residential Development Activity summarizes applications resulting in employment growth including commercial, institutional and industrial developments, through the analysis of site plan approvals and approved building permits.



City of Brampton New Springbrook Development

In 2009, there were a total of 398 development applications received. This figure includes a combination of received zoning by-law amendments, official plan amendments, block plans, and residential and non-residential subdivision applications (33), site plans (80), minor variances (212), consents (30), part-lot control applications (34) and condominium applications (9).

Several factors contribute to Brampton's resilient residential growth in 2009. Historically, Brampton has maintained a healthy supply of land available for new housing construction. This coupled with the facts that Brampton is a desired location for new immigrants arriving in Canada, fueling a strong demand for housing together with demand for a broad range of housing types. New Canadians want to live in Brampton!

A market demand and development feasibility study for the City of Brampton, prepared by Cushman & Wakefield Ltd, suggests that Brampton's employment lands, including the office market are in good standing for future development. As Mississauga is built out, competitors look to Brampton as a location to start new businesses. Brampton's proximity to Toronto, combined by access to several major highways, positions Brampton for new business opportunities. The business sector in Brampton is gaining momentum!



### 3.1 Economic Stimulus Initiatives

Given the long standing challenge of funding growth infrastructure combined with the global recessionary climate in 2009, Brampton City Council developed a series of initiatives to stimulate economic development while maintaining the City's Growth Management objectives and sustainable vision for the City. These initiatives were seen to have a range of positive impacts for the City such as:

- Reducing the pressure for tax increases
- Facilitating the early delivery of infrastructure
- Sustaining the Development Charge revenue and therefore, the City's Capital Program
- Providing employment opportunities

These initiatives included identifying priority applications which would deliver key infrastructure for the City and focus efforts on moving these applications to approval. Of these applications, 80% of the plans of subdivision approved in 2009 were in plans identified as Priority Applications. The City also undertook the review of Development Charges as they applied to certain dwelling unit types, as well as streamlining the Planning approvals process. Combined, all these initiatives proved beneficial to minimizing the overall decrease in development activity in Brampton.

### 3.2 Residential Development Activity Remains Steady During Global Recession

This section summarizes residential development activity in both subdivisions and non-subdivisions. Subdivision development generally drives new greenfield development in the city. These applications are tracked through the stages of received (at any stage of processing prior to approval), draft plan approved, registered, and finally building permit issuance. Most new subdivisions are located in areas that have undergone a comprehensive block plan process. This process is unique to Brampton and ensures growth is managed to make sure the orderly provision of services and infrastructure.



City of Brampton New Springbrook Development



Non-subdivision development activity includes Official Plan Amendments and Zone changes tracked through received, approved zoning by-law amendments and Official Plan amendments and also site plan approval. These approvals generally reflect development in developed areas of the city on vacant lands or lands that are going to be redeveloped.

The City of Brampton has approved a supply of both residential subdivision applications and non-subdivision applications. Combined, the City received 1835 units in residential development applications in 2009 and approved 5577 units in residential development applications, in an effort to ensure lots were available when the housing market returned to more typical activity.

### **3.2.1 The Recovery of Residential Plan of Subdivision Activity**

The City of Brampton is currently working with the Region of Peel and the Province of Ontario to conform to the Provincial Growth Plan. The Province of Ontario has identified areas of growth in the Region of Peel. The City of Brampton has a large majority of these lands and has opportunity to develop greenfields with an emphasis on being a sustainable, and transit-oriented, focusing on community and place-making.

Brampton offers new and current residents a wide selection of housing opportunities within new developing communities. This is, in part, one of the reasons why the City of Brampton has continued to process and draft approve subdivisions, despite a global recession.

Development activity such as Draft Plan approvals and plan registrations have remained strong and continue to add to Brampton's housing supply for future development.



City of Brampton, Secondary Plan 45

### **City of Brampton Residential Plan of Subdivision Activity (2005-2009)**

Over the past five years there has been fluctuation in development approvals. In 2009, the City of Brampton received more plan of subdivision applications for more units than the previous year, as well as registered more plans of subdivision for more units indicating that the housing market in Brampton is well on its way to recovery.



City of Brampton New Springbrook Development

Table 2 provides a detailed summary of the City's residential plan of subdivision activity including received applications, draft plan approvals, registered units, building permits and housing starts. It should be noted that building permits and housing starts are not only for subdivision activity, but also non-subdivision activity.



Table 2 shows how residential subdivision activity has fluctuated over the past 5 years. Received subdivision applications were on the rise in 2009, with 1,340 units being received, over twice what was received in 2008. However, building permits were down in 2009 to 1,260, marking the lowest number of building permits issued in the last 5 years.

**Table 2: City of Brampton Residential Plan of Subdivision Activity (2005 – 2009)**

Development Activity	Year				
	2005	2006	2007	2008	2009
Received Residential Plans of Subdivision (Units)	9988*	6,192*	4,388*	600*	1340
Draft Approved Plans (Units)	5827	2272	942	4,154	4803
Registered Plans (Units)	2526	6221	3217	1,033	1326
Building Permits (units)	2616	4912	6694	2,186	1260
Housing Starts	5,850	4,114	5,316	3,632	1229

\*Data Source: PlanTrak, 2009, City of Brampton

Table 3 provides a breakdown of the 2009 subdivision development activity by Ward. It should be noted that these are not necessarily unique applications as some applications may have been processed through more than one development phase in the same calendar year.

As Table 3 and Map 1 indicate, the majority of received residential subdivision applications are located in Ward 6 and 10 in Secondary Plan 40 (BramWest) and 41 (BramEast). The majority of the draft plan approvals were granted for Wards 6 and 10, in Secondary Plans 40 (BramWest), 41 (BramEast) and 45 (Credit Valley). The majority of units in Registered plan were in Wards 9 and 10, in Secondary Plans 28 (Sanderlingham-Wellington), and 41 (BramEast). As this data shows, the majority of the subdivision development is occurring in the developing communities in the West and East areas of the City.



**Table 3: 2009 Plan of Subdivision Development Activity**

Ward	Secondary Plan	# of Plans	Total Units
<b>Received Subdivision Plans</b>			
6	40,45	5	780
8	10	1	13
10	41	7	547
<b>Total</b>		<b>13</b>	<b>1340</b>
<b>Draft Approved Plans</b>			
6	40,42,44,45	8	3335
9	28	1	332
10	26,41,42	10	1136
<b>Registered Plan Plans</b>			
2	1	1	6
6	40 & 44	3	67
9	28	2	517
10	28 & 41	4	736
<b>Total</b>		<b>10</b>	<b>1326</b>

### **3.2.2 Residential Non-Subdivision Activity On the Rise**

As the City of Brampton begins to implement the policies of Places to Grow and new directions on infill become essential elements of growth and as the market experiences a shift, the City is beginning to receive more residential redevelopment and infill projects, especially in the Central Area. 2009 was a very active year with over 2,500 units under consideration in the Central Area.

As the City of Brampton continues to increase the proportion of built lands, so will the market for lands that may be vacant or under-utilized. A summary of the residential non-subdivision activity is given in Table 4. There were a total of 495 units in received residential non-subdivision applications and 774 units in approved plans in 2009 across the City. Map 1 illustrates the location of these residential non-subdivision applications.

**Table 4: 2009 City of Brampton Residential Non-Subdivision Activity**

<b>Development Activity</b>	
Received Residential (Units)*	495
Approved Plans (Units)**	774

\*All residential non-subdivision, zoning by-law and official plan received plans

\*\*All residential non-subdivision zoning by-law and official plan approvals



### 3.2.3 Residential Building Permit Activity

Building permits are a reflection of the housing market demand and can be affected by the supply of approved development applications. The supply of units in approved plans fluctuates based on the number of new approvals and the number of building permits issued. The decline in number of building permits issued in 2009 has resulted in an increase in supply available for near term building permits.

Mattamy, 209 Queen St. E. Brampton

Table 5 compares building permits by type within the City of Brampton from 2005 to 2009. In 2009, residential building permits reached a five year low but shows positive signs of recovery. The breakdown of residential unit types in 2009 was similar to that seen in the years 2005 - 2007. Provincially, Ontario is beginning to see a shift in housing trends, where the housing market is supplying more high-rise type development for a younger generation with fewer children, and for an aging population. This was witnessed here in Brampton in 2008. Many of the high-rise developments that were issued building permits in 2008 are currently under construction. 2009 witnessed return to more single detached, semi-detached and townhouses with a focus on singles and significantly more townhouses than previous years. In 2009, there was a large proportion of executive residential housing built in both the east and west areas of the City. Brampton boasts a wide selection of housing types for new residents to choose from. This is in part, why Brampton is such a desired location for new residents of the GTA. Chart 6 shows how Brampton's building permit type has changed over the last five years.

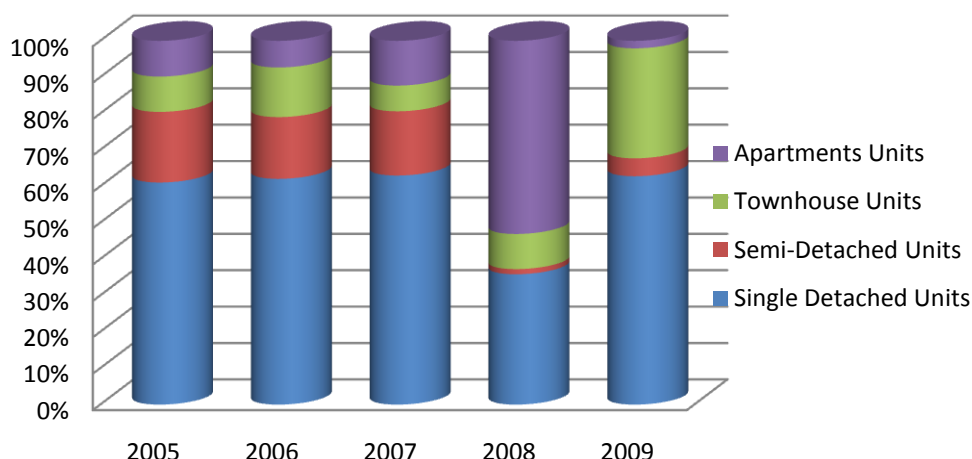


**Table 5: City of Brampton Residential Building Permit Yearly Comparison by Type (2005 – 2009)**

Building Permit Type	2005	2006	2007	2008	2009
Single Detached Units	1597	3048	4215	764	791
Semi-Detached Units	508	834	1182	30	62
Townhouse Units	254	670	473	206	381
Apartments Units	257	360	824	1132	26
<b>Total Building Permits</b>	<b>2616</b>	<b>4912</b>	<b>6694</b>	<b>2,186</b>	<b>1260</b>



**Chart 6: City of Brampton Building Permit Comparison (2005 – 2009)**



### **3.2.4 City of Brampton New Home Sales**

New home sales in Brampton remained remarkably strong in 2009. Table 6 highlights new home sales by month in the City of Brampton. Annual sales exceeded 3,500 units with the majority of new home sales in the east. Brampton continues to show signs of an active housing market.

Of particular interest is that the highest proportion of sales was executive sized lots. The average price of an absorbed single detached unit in the City of Brampton rose by 6.2% from \$433,461 to \$460,487. Further details regarding 2009 new home sales can be reviewed in Appendix 2.

Sources: \* New home sales figures from RealNet Canada as of December 31, 2009 (as adjusted for 2009)

Hwy. 410 is the division line for east and west Brampton as defined by the Toronto Real Estate Board (TREB)

2009	New Home Sales *		
	East	West	Total
January	45	15	60
February	76	40	116
March	93	95	188
April	192	101	293
May	190	82	272
June	221	78	299
July	212	122	334
August	277	94	371
September	361	90	451
October	316	170	486
November	251	165	416
December	160	96	256
Totals	2394	1148	3542

Table 6: City of Brampton 2009 New Home Sales  
(Single, Semi-Detached and Row Townhouse Dwelling Units only)

### **3.2.5 Total Residential Activity**

In total (combining subdivision and non-subdivision development activity), there were 1,835 units received in residential development plans, and 5,577 units approved. Additionally 1,326 units were registered through plans of subdivision. Table 7 summarizes the total number of received residential units in development applications as well as the total number of approved residential units in development applications, including building permits and housing starts.

**Table 7: City of Brampton Total Residential Development Application Activity (2009)**

Development Activity	
Received Residential (Units)*	1835
Approved Plans (Units)**	5577
Building Permits (Units)	1260
Housing Starts	1229

\*All residential subdivision, zoning by-law and official plan applications received plans

\*\*All residential draft plan approvals, as well as zoning by-law and official plan approvals

### **3.2.6 Supply of Land for Housing**

The Provincial Policy Statement requires municipalities to maintain a three (3) year supply of land available for housing, in Draft approved, Registered and suitably zoned land. Based on the City of Brampton's recent past and forecasted average of housing starts, the City would need to accommodate growth of approximately 2,600 units per year, for a 3 year total demand of 7,800 units. However, given longer term trends, approximately 4,500 units per year is considered a typical average demand for Brampton. If this model is followed, the City would need to accommodate a 3 year total demand of approximately 13,500 units.



City of Brampton, Secondary Plan 28

As of the end of 2009, the inventory of vacant lots in registered plans was 1,579 units and the draft approved inventory was 9,643 units, for a total registered and draft plan inventory of 11,222 units.

It should be noted that the 1996 Provincial Policy Statement included only "greenfield" draft approved and registered plan units in the land supply formula. However, since 2005, it has also included "*land suitably zoned to facilitate residential intensification and redevelopment*" as well as lands in draft approved and registered plans. This is a result of the shift in Provincial planning policy in both the Provincial Policy Statement and the Growth Plan, with more focus on intensification within existing built-up areas.

To realize "*land suitably zoned to facilitate residential intensification and redevelopment*", it is accepted that these readily available lands are located primarily in the Central Area and Downtown. The 2008 "Inventory of Intensification Opportunities" undertaken by Hemson Consulting as part of the City's Growth Plan conformity exercise signifies that the Central Area and Downtown (including the Urban Growth Centre) can accommodate approximately 19,000 units of intensification to 2031. However, it is more likely that the lands within the Urban Growth Centre (UGC) best fulfill the "suitably zoned" requirement of the Provincial Policy





Statement. As a result, an estimated 10,000 units could be accommodated on lands already zoned to accommodate intensification. It should also be pointed out that the Intensification study identifies opportunities for approximately 34,000 units to be accommodated in the Downtown and Intensification Nodes and Corridors. In previous land supply analyses, in the absence of these new study findings, a conservative estimation of units just in the downtown has been applied.

Therefore, as seen in Table 8, there is more than sufficient land in draft approved units, vacant registered units, and land suitably zoned for development (in just the UGC) to meet the 3 year supply of land requirement, with a total land supply of approximately 21,222 units, resulting in an approximate eight (8) year supply using 2,600 units take-up per year, or nearly a five (5) year supply using 4,500 units take-up per year.

**Table 8: Housing Supply Inventory**

<b>Housing Supply (December 31, 2009)</b>	
Draft Approved and Registered Plan Inventory	11,222
UGC (includes Downtown and parts of the Central Area)	10,000
<b>Total Supply</b>	<b>21,222</b>
Number of Years Supply (at 2,600 units per year)	8.2
Number of Years Supply (at 4,500 units per year)	4.7

Table 9 and Chart 7 provide a detailed summary of the City of Brampton's housing supply over the past five (5) years.

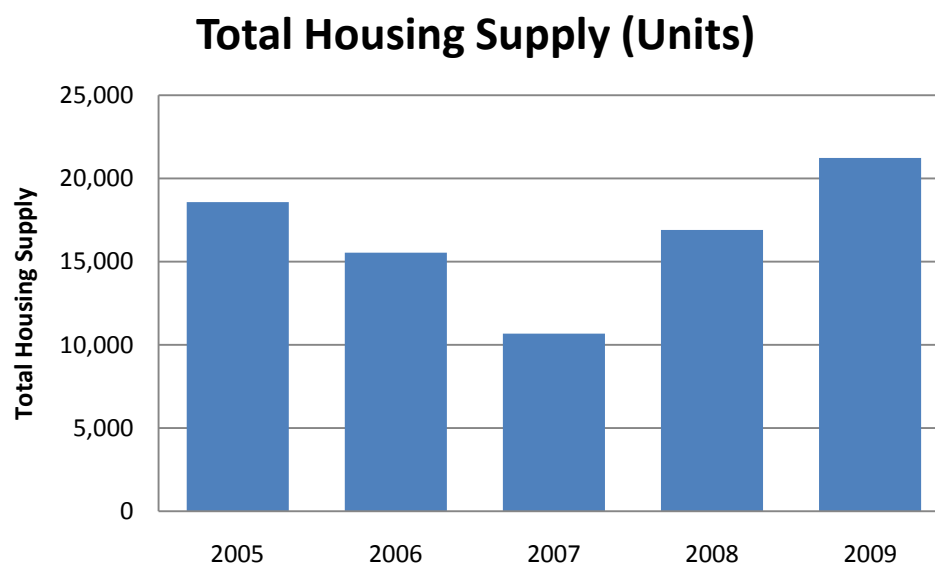
In spite of significant growth in recent years, the City has maintained a relatively consistent housing supply in relation to the housing demand. In fact, land supply in 2009 has increased by approximately 25%. This increased supply reflects the lower building permits activity of 2008 and 2009 while planning approvals remained active.

**Table 9: Detailed Housing Supply – 2005 to 2009**

Year	Residential Building Permits per Year** (units)	Registered Inventory (units)	Draft Approved Inventory (units)	Total Draft Approved & Registered Plan Inventory (units)	UGC Inventory (units)	Total Supply* (units)
2005	2,616	3,508	11,343	14,851	3,731	18,582
2006	4,912	4,010	5,954	9,964	5,000	15,534
2007	6,694	1,945	3,025	4,970	5,700	10,670
2008	2,186	1,286	5,624	6,910	10,000	16,910
2009	1260	1579	9643	11,222	10,000	21,222

\* Includes other non-plan of subdivision approvals outside the Downtown and Central Area

\*\* New residential units derived from building permits issued for new construction

**Chart 7: City of Brampton Total Housing Supply (Registered, Draft Approved and Zoned 2005 – 2009)**

The City of Brampton continues to maintain a healthy supply of land available for housing for a variety of housing types. As it is seen in Table 10, and Map 2 the subdivision applications in the received stage (not having reached the draft approval stage), are made up primarily of single detached dwelling units (71%), followed by semi-detached dwelling units (15%) and townhouses (13%). The majority of subdivision applications at the received stage are located in Wards 6 and 10 in Secondary Plans 40 (BramWest), 41 (BramEast), 44 (Fletcher's Meadow), and 45 (Credit Valley). From this data, we can predict that in 2 to 3 years, residential construction will be occurring in these areas.

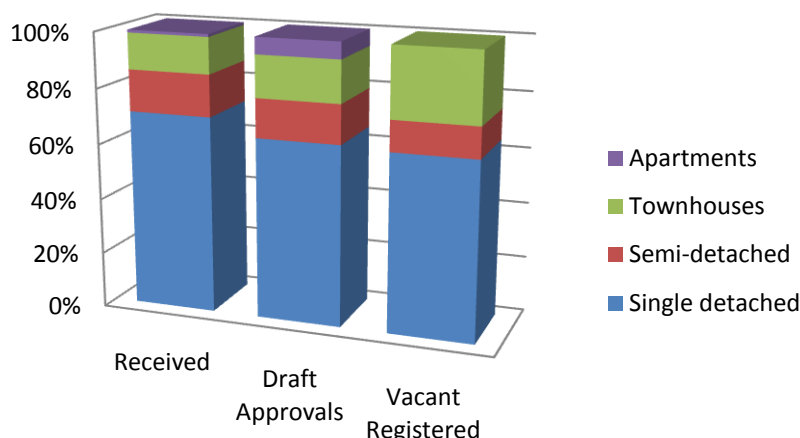


The supply of units in draft approved plans reflects a similar unit type makeup. The majority of the draft plan approved inventory is located in Wards 6, 9 and 10, in Secondary Plans 28 (Sanderlingham-Wellington), 41 (BramEast) and 45 (Credit Valley), as shown on Table 10 and Map 2 in these areas, the City will be receiving registered plans and building permits in 1 to 2 years.

The vacant registered plan unit inventory has a similar unit type composition as the received plans and draft approvals, with slightly more townhouse units (25%). Similar to received and draft approved plans, the greater part of the vacant registered land inventory is located in Wards 6, 9 and 10 in Secondary Plans 28, 40 and 41. The City can expect building permits applications in these areas at any time. (See Chart 8)

**Table 10: Detailed Subdivision Housing Supply**

Ward	Secondary Plan	Single Family Dwelling	Semi-detached Dwelling	Townhome	Apartment	Total
<b>Received Subdivision Plan Inventory</b>						
2	1 & 4	554	0	0	0	<b>554 (5%)</b>
5	5	10	16	0	0	<b>26 (&lt;1%)</b>
6	40, 44, 45	5549	1039	1227	100	<b>7915 (74%)</b>
8	10	1	6	6	0	<b>13 (&lt;1%)</b>
10	26, 28, 41, 42	1557	530	163	0	<b>2250 (21%)</b>
<b>Total (100%)</b>		<b>7671 (71%)</b>	<b>1591 (15%)</b>	<b>1396 (13%)</b>	<b>100 (1%)</b>	<b>10758 (100%)</b>
<b>Draft Approved Unit Inventory</b>						
2	1	41	0	0	0	<b>41 (&lt;1%)</b>
4	15 & 24	5	0	135	0	<b>140 (1%)</b>
6	40,44,45	3802	344	791	434	<b>5371 (56%)</b>
8	10	11	0	0	0	<b>11 (&lt;1%)</b>
9	28	399	414	315	160	<b>1288 (13%)</b>
10	26,28,41,42, 49	1963	629	200	0	<b>2792 (29%)</b>
<b>Total (100%)</b>		<b>6221 (65%)</b>	<b>1387 (14%)</b>	<b>1441 (15%)</b>	<b>594 (6%)</b>	<b>9643 (100%)</b>
<b>Vacant Registered</b>						
2	2	6	8	0	0	<b>14 (&lt;1%)</b>
6	40,44,45	54	14	132	0	<b>200 (13%)</b>
9	28	278	68	263	0	<b>609 (39%)</b>
10	28,41,42,49	674	82	0	0	<b>756 (48%)</b>
<b>Total (100%)</b>		<b>1012 (64%)</b>	<b>172 (11%)</b>	<b>395 (25%)</b>	<b>0 (0%)</b>	<b>1579 (100%)</b>

**Chart 8: Detailed Subdivision Housing Supply Summary by Type**

In contrast to subdivision inventory, non-subdivision housing applications in the received stage is made up primarily of apartment units (83%), followed closely by townhouse dwelling units (10%), and single detached units (6%). The majority of the received non-subdivision related housing applications are located in Wards 1, 2, 5 and 6 in Secondary Plans 3 (Heartlake West), 4 (Heartlake East), 7 (Downtown), 40 (BramWest), and 45 (Credit Valley), as shown on Table 11.

The non-subdivision housing applications in approved stage have similar unit type makeup. The majority of the approved inventory is located in Wards 3, and 6, in Secondary Plans 36 (Central Area), and 40 (BramWest). This implies where building permits can be expected at any time, subject to market demand. (Shown on Table 11, and Map 2).

**Table 11: Detailed Housing Supply– Non-Subdivision Development**

Ward	Secondary Plan	Single Family Dwelling	Semi-detached Dwelling	Townhome	Apartment	Total
<b>Total Received Non-Subdivision Plan Inventory</b>						
1	7	0	0	0	602	<b>602 (13%)</b>
2	3 & 4	9	0	180	1396	<b>1585 (34%)</b>
3	36	0	0	0	382	<b>382 (8%)</b>
4	16	0	0	0	112	<b>112 (2%)</b>
5	7 & 43	0	0	0	510	<b>510 (11%)</b>
6	40 & 45	278	42	186	359	<b>865 (19%)</b>
8	10,20,21	11	0	101	240	<b>352 (8%)</b>
10	28,39,41	0	0	0	254	<b>254 (5%)</b>
<b>Total (100%)</b>		<b>298 (6%)</b>	<b>42 (1%)</b>	<b>467 (10%)</b>	<b>3855 (83%)</b>	<b>4662 (100%)</b>



**Table 11: Detailed Housing Supply– Non-Subdivision Development Con't**

	Total Vacant Approved Plan Unit Inventory					
1	7	0	0	22	0	<b>22 (3%)</b>
2	1	0	0	0	94	<b>94 (12%)</b>
3	36	0	0	0	378	<b>378 (47%)</b>
4	7	0	0	0	26	<b>26 (3%)</b>
6	40	0	0	0	186	<b>186 (23%)</b>
9	28	24	14	46	0	<b>84 (10%)</b>
10	28	0	0	12	0	<b>12 (1%)</b>
<b>Total (100%)</b>		<b>24 (3%)</b>	<b>14 (2%)</b>	<b>80 (10%)</b>	<b>684 (85%)</b>	<b>802 (100%)</b>

### 3.3 Non-Residential Development Activity

In the past, the City of Brampton economy has been performing well. The City of Brampton boasts a very competitive economy and provides both small and large businesses with an appropriate mix of employment lands for industrial, commercial and institutional uses. One of the City's aims is to provide the business sector with enough opportunities to meet the long-term employment needs.

New construction commercial development generally has a 1 to 2 year lag time behind new housing. Commercial development is found in clusters such as shopping districts like Trinity Commons and Brampton City Centre. Commercial development offers amenities to residential development. It is important to maintain a balance of residential and commercial development throughout the City. For the purposes of this report, only site plan data was used as an indicator of non-residential activity.

Downtown Brampton, GO-Transit Station



Preceding the non-residential building permit summary, Table 12 shows a summary of the non-residential approved site plans over the last five years. The figures include new construction, additions, and revisions that increase gross floor area in existing buildings.

In 2009, the City experienced a sharp decline in the number of approved industrial site plans. Approved industrial site plans were down 50% from 2008 and down even further compared to 2006 and 2007. Commercial site plan approvals have remained constant over the last five years. The gross floor area for both commercial site plans and Institutional site plans have both decreased when compared with plans approved from 2005-2007. The average number of commercial plans remains nearly the same over time.



As shown on Map 3, the non-residential site plan approvals in 2009 are quite evenly distributed throughout the City.

**Table 12: Non-Residential Approved Site Plans that Increase Existing GFA (2005 – 2009)**

Year	2005		2006		2007		2008		2009	
	# of plans	GFA Sqm	# of plans	GFA Sqm	# of plans	GFA Sqm	# of plans	GFA Sqm	# of plans	GFA Sqm
<b>Commercial Site Plans</b>	35	145,407	34	136,570	23	156,351	27	164,059	25	90,022
<b>Institutional Site Plans</b>	9	53,392	25	132,511	17	58,398	8	45,882	6	269,691
<b>Industrial Site Plans</b>	25	106,763	27	186,533	28	184,909	16	115,480	8	5,340
	69	305,562	86	455,614	68	399,658	51	325,421	39	365,054

(Data Source: EDO, City of Brampton 2009)

In 2009 there was also a decrease in the number of permits issued for industrial, commercial and institutional buildings. Table 13, summarizes non-residential building permit activity since 2005. Non-residential building permit activity has fluctuated for the past several years with 2009 reaching a five-year low for total number of permits issued and total gross floor area.



City of Brampton, New Commercial Plaza. Bovaird Dr. and Main St.

**Table 13: Non-Residential Issued Building Permits (2005 – 2009)**

Year	2005		2006		2007		2008		2009	
	Permits	GFA Sqm	Permits	GFA Sqm	Permits	GFA Sqm	Permits	GFA Sqm	Permits	GFA Sqm
<b>Commercial Permits</b>	59	50,947	68	72,418	81	148,043	104	72,151	62	50,402
<b>Institutional Permits</b>	57	171,805	72	64,722	101	92,662	69	100,424	54	23,731
<b>Industrial Permits</b>	49	396,097	54	93,104	37	189,979	46	107,590	47	33,709
<b>Total</b>	165	618,849	194	230,244	219	430,684	219	280,165	163	107,842

Source: Building Division, City of Brampton

#### 4.0 CENTRAL AREA DEVELOPMENT ACTIVITY ON THE RISE

Brampton's Central Area, shown on Map 4, comprises the historic Downtown core and the area adjoining the Queen Street Corridor, and Bramalea City Centre Precinct (stretching from McLaughlin Road to Bramalea Road). It plays an important role at both a municipal scale and regional scale. The Central area is home to several key civic, institutional cultural and entertainment facilities as well as major commercial, retail and employment uses.

The planning vision for the Central Area is to continue to reinforce its role as a leading location for business, shopping, dining, entertainment and cultural events. Infill and intensification is encouraged to allow people the opportunity to live and work in the same area. A priority for the Central Area is to create densities that will support a vibrant downtown served by high order transit.



City of Brampton, Queen St.

Over the last 5 years, the Central Area has continuously received applications for new high rise development. Map 4 shows the location of applications that are currently under review, approved, under construction and buildings that have been built for over 5 years. Appendix 1 summarizes all of the development activity that is taking place in the Central Area. For each application, a project summary is provided that gives specific details about the development. Some of these details include building height, density, number of units (if residential) and non-residential GFA (if non-residential).



Within the last 5 years there have been four projects built. Three projects were for high-rise development that resulted in a total of 847 units and 402 m<sup>2</sup> of commercial gross floor area. These projects are located at 173 Main Street North at the Southwest corner of Main Street and Market Street (257 units, and 402 m<sup>2</sup> of commercial) and 33 Kennedy Road (346 units), and Sproule and Ken Whillans Drive, Greenway Village (22 townhouses, and 222 unit apartment building)

There are currently 5 projects under construction that will add approximately 950 residential units and approximately 1000 m<sup>2</sup> commercial gross floor area. Four of these projects are located at James and Queen St. (223 condominium apartment units, 331 m<sup>2</sup> Commercial gfa), 209 Queen St E., (238 units, 195 m<sup>2</sup> Ground floor retail), 11 George St. (303 units, 473 m<sup>2</sup> of commercial gfa), and 10-20 John St., (200 units).

There are presently 4 projects that are approved and awaiting construction. Two of these projects are commercial buildings located at Queen St and Bramalea Road and the Bramalea Community Centre that will add 23,849 m<sup>2</sup> of commercial gross floor area. The other two projects are residential developments located at 5 Sheard Avenue and 209 Queen St. E that will add 58 residential units.

There are 17 applications that are presently under planning review process in the Central Area. Of these 17 applications, 9 applications are for high-rise development that will create approximately 2,500 residential units, and approximately 8,950 m<sup>2</sup> of commercial gross floor area. There are 4 commercial applications that will also add approximately 2,100 m<sup>2</sup> of commercial gross floor area. One application is for a demolition, one is for a parking lot, one is for a transit terminal and one is for landscaping.

## 5.0 GROWTH FORECASTS

In the spring of 2009, new city-wide population and employment forecasts were undertaken by Hemson Consulting as part of the City's Growth Plan conformity exercise. Hemson Consulting utilized a number of datasets, including the 2006 forecast included in the City's Development OUTLOOK Report, the 2006 Census information, and a number of other detailed background datasets including some application data.

The forecast is intended to reflect the Growth Plan policies and respect the Growth Plan targets.

As of 2009, Brampton's population was approximately 498,000 persons. Brampton's population is expected to reach approximately 738,000 by 2031. This figure will represent close to full build out for Brampton's residential development



In the near term, the bottom of the current housing market decline is expected to rebound represented in an increase in housing completions in 2012. Housing activity is expected to peak around 2015/2016. This trend will be driven by demographic changes such as family size, and an aging population, and ultimately a general economic market recovery.

Household size is forecast to gradually decline from an average for all housing types of 3.4 persons per dwelling in 2006, to an average of 3.2 by 2031.

In 2009, Brampton employed approximately 176,300 people. By 2031, the number of jobs is projected to nearly double, to approximately 318,800

The City's Growth Plan Amendment, to be considered by Council in the spring 2010, will include the City-wide forecasts for incorporation into the Official Plan. The Development Outlook Report will then be updated to provide more detailed forecasts for the Secondary Plan level.

## 6.0 CONCLUSION

The Development Activity Report monitors, highlights and analyzes growth within the City of Brampton. Given the global economic recession coupled with the ongoing long term challenges of funding growth infrastructure, the City of Brampton ended the year on a positive note out-performing other GTA municipalities. Brampton's housing and non-residential development market has several advantages which helped to achieve growth this year. Brampton's proximity to the GTA and major highways, along with extensive civic and cultural amenities make Brampton a desirable location for new residents and businesses to establish.

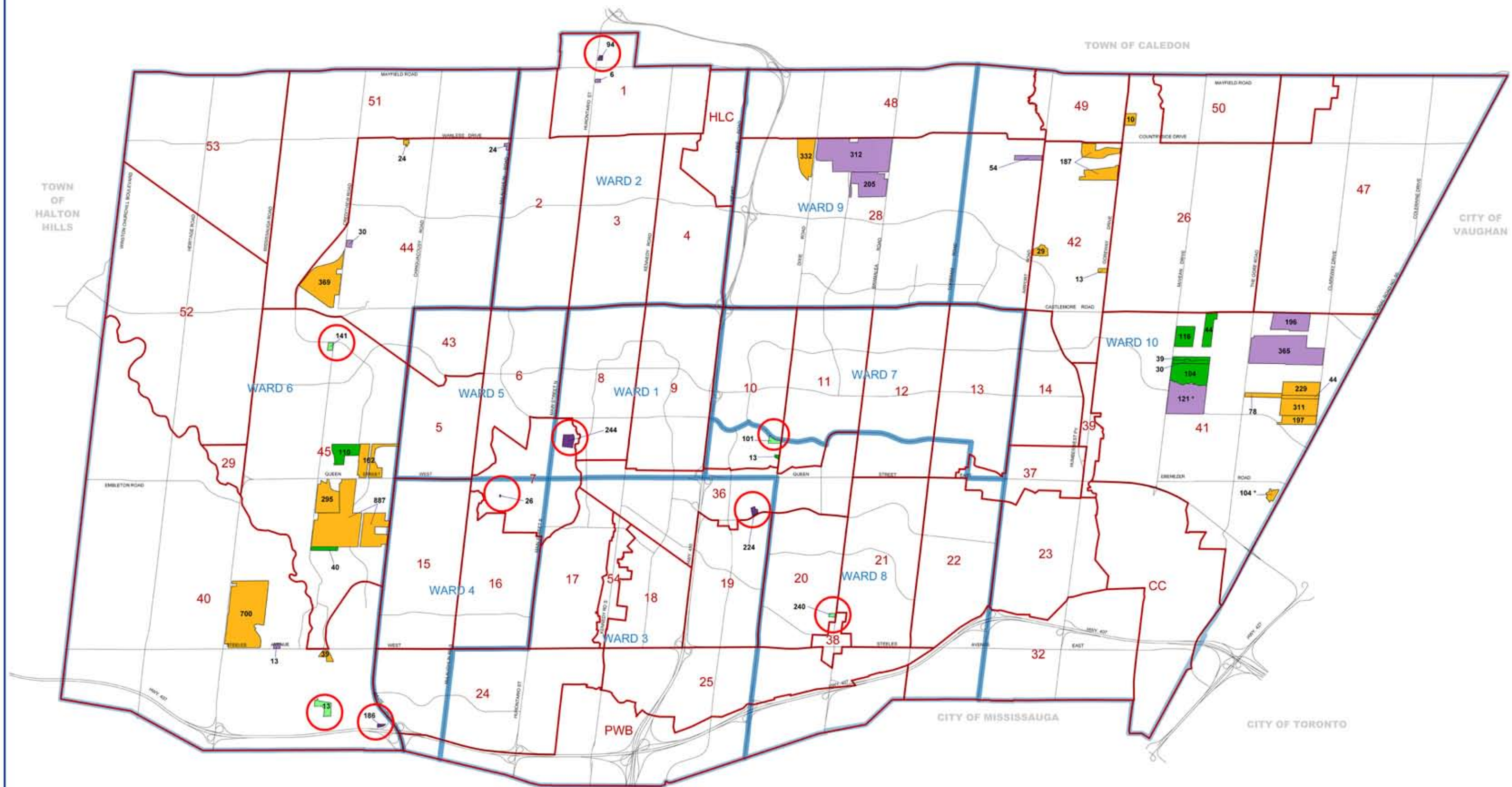
Development activity is tracked and monitored for the purposes of analyzing how and where development is occurring within the City. It is important to understand how development trends change in the City. This allows planners to be able to plan for the future better, and anticipate how development trends will affect the overall growth of the City.





## **Map #1**

### **2009 Residential Plan of Subdivision Development Activity**



**MAP 1: 2009 RESIDENTIAL DEVELOPMENT ACTIVITY**

- |  |   |   |
|--|---|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black;"></span> 2009 RECEIVED PLANS OF SUBDIVISION       | <span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></span> 2009 REGISTERED PLANS OF SUBDIVISION  | <span style="display: inline-block; width: 10px; height: 10px; background-color: #FF0000; border: 1px solid black; border-radius: 50%;"></span> 1 SECONDARY PLAN AREA |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> NON-SUBDIVISION RECEIVED APPLICATIONS    | <span style="display: inline-block; width: 15px; height: 10px; background-color: #4B0082; border: 1px solid black;"></span> NON-SUBDIVISION APPROVED APPLICATIONS | <span style="display: inline-block; width: 15px; height: 10px; background-color: #0000FF; border: 1px solid black;"></span> WARD BOUNDARY                             |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 1px solid black;"></span> 2009 DRAFT APPROVED PLANS OF SUBDIVISION | 123 UNITS   | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red;"></span> SECONDARY PLAN AREA BOUNDARY   |

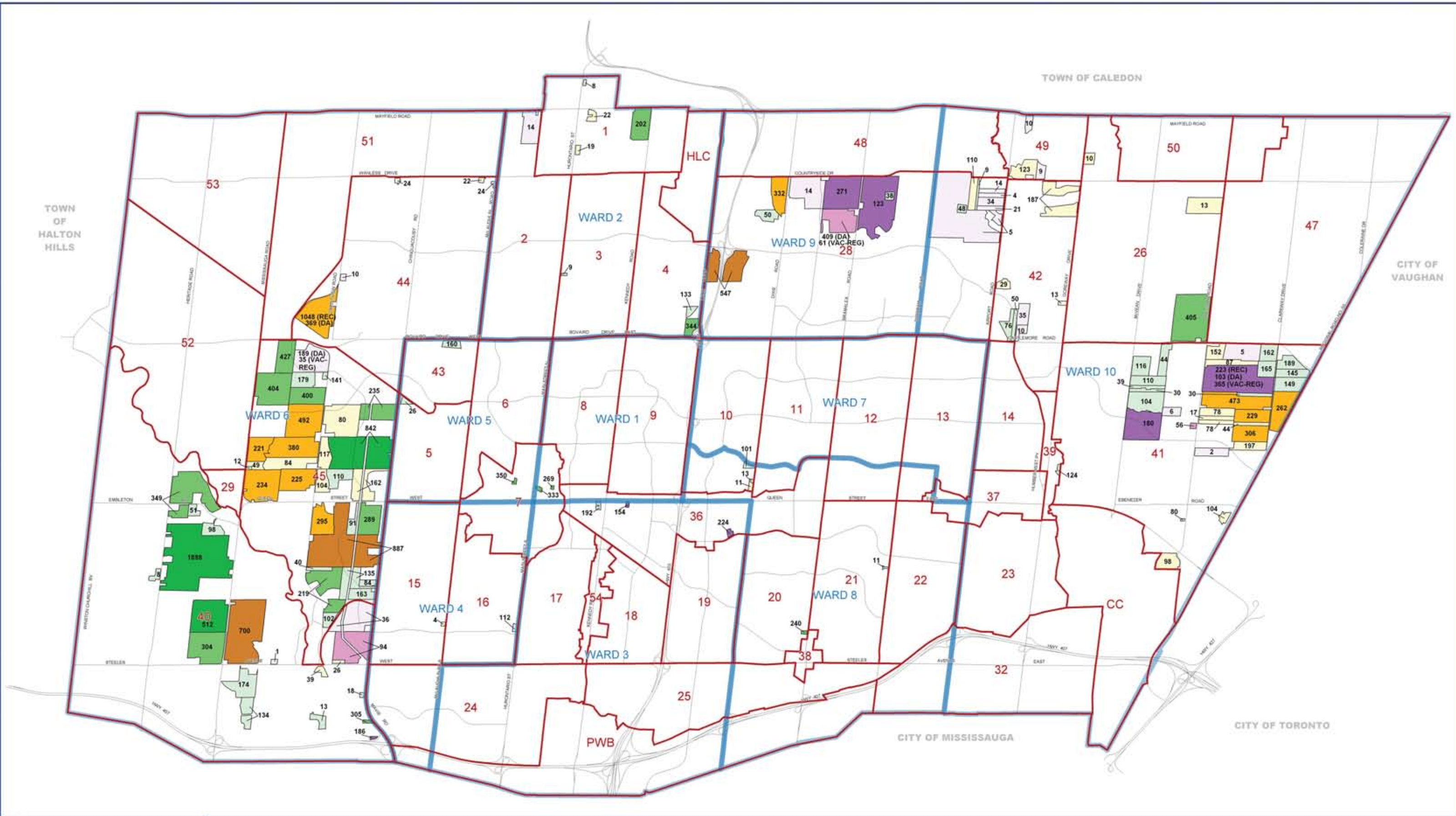
\* Indicates plans that have transitioned from the previous phase to the current phase being shown



## Map #2

**Residential Development Activity Inventory as of Dec 31 2009**





**MAP2: RESIDENTIAL DEVELOPMENT ACTIVITY INVENTORY AS OF DEC. 31, 2009**

<p>RECEIVED APPLICATIONS (UNITS)</p> <ul style="list-style-type: none"> <li>0 to 200</li> <li>201 to 500</li> <li>501+</li> </ul>	<p>DRAFT APPROVED APPLICATIONS (UNITS)</p> <ul style="list-style-type: none"> <li>0 to 200</li> <li>201 to 500</li> <li>501+</li> </ul>	<p>REGISTERED/APPROVED APPLICATIONS (UNITS) WITH VACANT LOTS *</p> <ul style="list-style-type: none"> <li>0 to 50</li> <li>51 to 100</li> <li>101+</li> </ul>	<p>1 SECONDARY PLAN AREA</p> <p>WARD BOUNDARY</p> <p>SECONDARY PLAN AREA BOUNDARY</p>
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\*The entire application may not have this status.

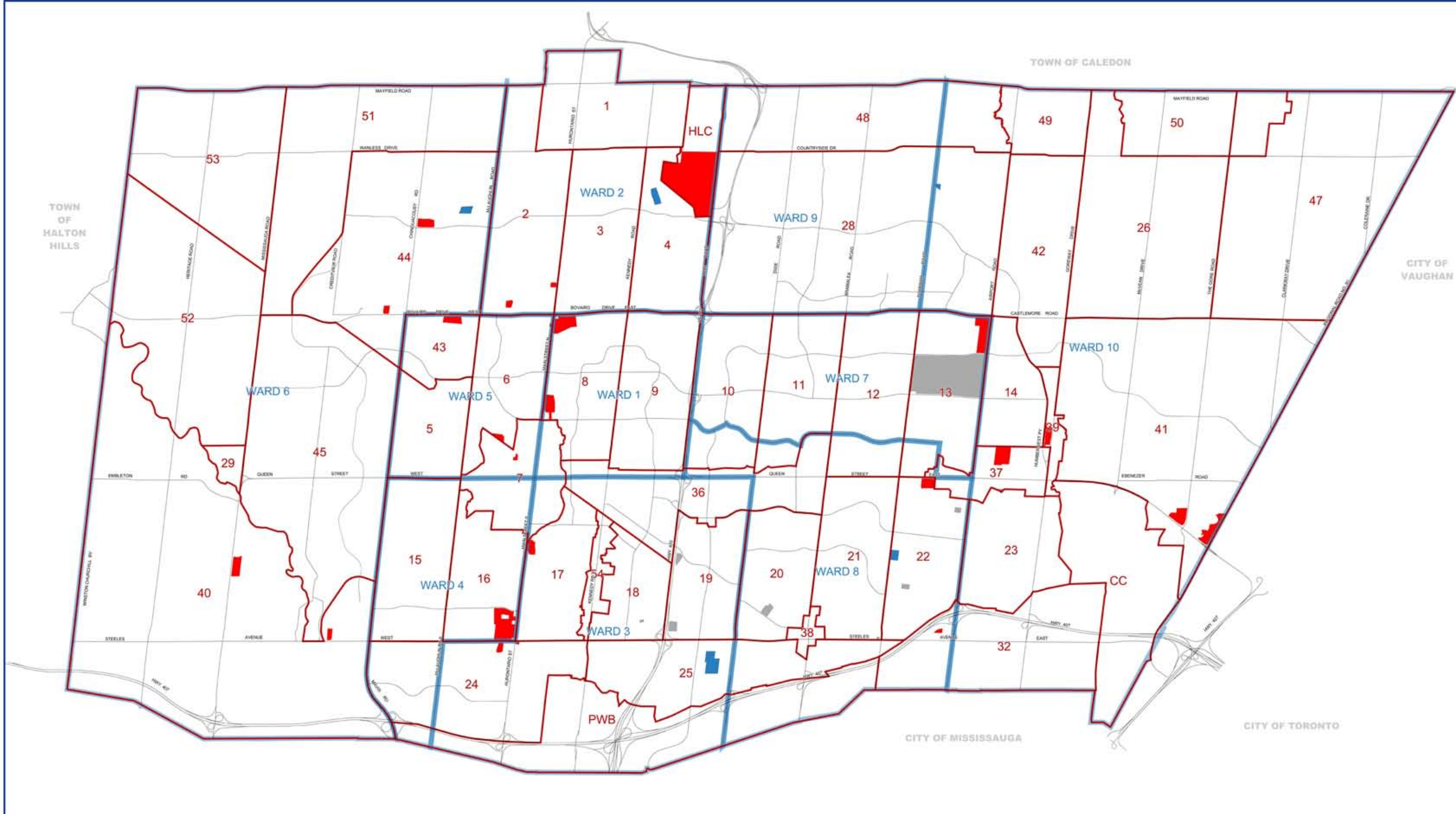
NOTE: REC - Received, DA - Draft Approved, VAC-REG - Vacant Registered



## **Map #3**

### **2009 Non-Residential Site Plan Activity**





**MAP 3: 2009 NON-RESIDENTIAL SITE PLAN ACTIVITY**

**SITE PLANS**

- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL

**1** SECONDARY PLAN AREA

SECONDARY PLANNING AREA BOUNDARY

WARD BOUNDARY

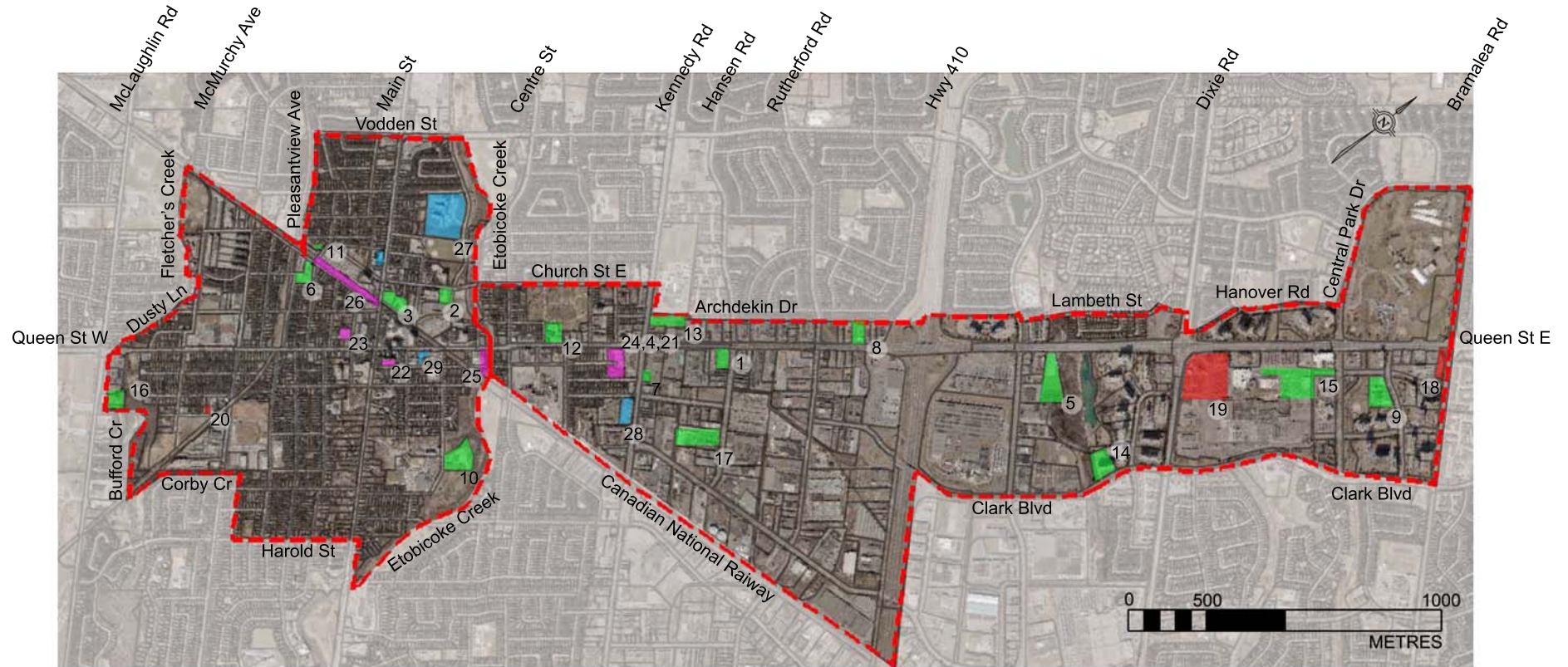


## **Map #4**

### **City of Brampton Central Area Development Activity**



# CITY OF BRAMPTON CENTRAL AREA DEVELOPMENT ACTIVITY



## Development Status and Location:

- Development Application in Planning Process
- Approved Development Application Awaiting Construction
- Approved Development Application Under Construction
- Built (2005 - 2009)



## **Appendix #1**

### **City of Brampton Central Area Development Activity**


**Appendix 1: City of Brampton Central Area Development Activity**

	PROJECT LOCATION / FILE #	PROJECT SUMMARY	STATUS
<b>Development Applications in Planning Process</b>			
1	<b>247 Queen St. E. (SP06-027)</b>	<ul style="list-style-type: none"> <li>• 15 storey mixed use development. Ground floor retail and residential above.</li> <li>• 216 apartment units,</li> <li>• Approx 1185 m2 of commercial,</li> <li>• 18457 m2 residential.</li> <li>• FSI 3.05</li> </ul>	<b>Inactive application.</b>
2	<b>59, 63 Church St E., (C01E06.052)</b>	<ul style="list-style-type: none"> <li>• 16-storey, rental apartment building.</li> <li>• 269 units</li> </ul>	<b>Application Approved in principle.</b>
3	<b>Main and Nelson, (C01E06.051)</b>	<ul style="list-style-type: none"> <li>• 17-storey mixed-use building with hotel/residential, office and ground floor retail.</li> <li>• 333 apartment/hotel units,</li> <li>• 2000 m2 of commercial/office.</li> </ul>	<b>Application Approved in principle.</b>
4	<b>209 Queen St. E., (SP07-064)</b>	<ul style="list-style-type: none"> <li>• 18-storey condominium,</li> <li>• 192 units,</li> <li>• Ground floor retail (610 m2)</li> </ul>	<b>Inactive application.</b>
5	<b>Queen St. E., East of West Drive, (C03E05.019)</b>	<ul style="list-style-type: none"> <li>• 24-storey residential Apartment Building,</li> <li>• 200 units.</li> </ul>	<b>OPA/Zoning Approved Dec 2009. In appeal period</b>
6	<b>45. Railroad Street. (Dominion Skate Building) (SP09-010)</b>	<ul style="list-style-type: none"> <li>• 24-storey condominium apartment building</li> <li>• Limited commercial.</li> <li>• 350 units, FSI 3.91,</li> <li>• GFA of 29,154m2 (of which 1822m2 is commercial/amenity)</li> </ul>	<b>Site Plan Report issued. Awaiting resubmission.</b>
7	<b>18 Kennedy Road South. (SP09-051)</b>	Site Plan application to provide new parking spaces on former gas station lands and incorporate into overall parking lot for plaza.	<b>Application in planning process.</b>
8	<b>344 Queen Street East McDonalds (SP08-042)</b>	600 m2 new restaurant. Replacement of existing	<b>Application in planning process.</b>



9	<b>75 King's Cross Road (SP05-076R)</b>	949 m2, 1-storey addition to existing Fitness Centre	<b>Review of final phase ongoing.</b>
10	<b>80 Mary Street. (SP06-100R)</b>	365 m2 building addition for Royal Canadian Legion	<b>Inactive application.</b>
11	<b>63/67 Joseph Street (SP03-033R)</b>	Demolition of existing dwellings, expansion of parking lot for use with Old Shoe Factory	<b>Application in planning process.</b>
12	<b>10 Wilson Avenue. Brampton Cemetery (SP08-056)</b>	New 200 m2 storage and maintenance shed	<b>Inactive application.</b>
13	<b>16-26 Kennedy Road. (PRE09-004).</b>	<ul style="list-style-type: none"> <li>• Construction of two buildings with commercial at grade and office on second storey</li> <li>• Bldg A: 20 stories,</li> <li>• Bldg B: 16 stories.</li> <li>• GFA: Building A: 22,239 sq m (1,616.1 sq m retail and 1616.1 sq m office).</li> <li>• Bldg B: 18,388.6 sq m (1723.9 sq m retail and 1723.9 office).</li> <li>• Site Area: 1.16 ha.</li> <li>• FSI: 3.5</li> </ul>	<b>Application in planning process.</b>
14	<b>190 Clark Rd. (SP09-020)</b>	<ul style="list-style-type: none"> <li>• 29 storey, condominium apartment building.</li> <li>• 224 units</li> <li>• 18,064.40m2 (194, 449.93 ft2) GFA</li> </ul>	<b>Application in planning process.</b>
15	<b>150-Central Park Drive Bramalea City Centre Transit Terminal (SP09-045.000)</b>	New Brampton Transit terminal	<b>Site Plan resubmitted.</b>
16	<b>30 McLaughlin Road South. (PRE 09-027.000)</b>	<ul style="list-style-type: none"> <li>• 16-storey, seniors building,</li> <li>• 225-units</li> <li>• 27 condominium townhouse units.</li> <li>• 1.225 ha gross site area</li> </ul>	<b>Pre-application review ongoing.</b>
17	<b>27 Hansen Road South (SP09-050.000)</b>	Tractor trailer parking on industrial zoned property, new access, landscaping and screening	<b>Application in planning process.</b>





Approved Development Applications Awaiting Construction			
18	<b>Queen St and Bramalea Road (SP06-047)</b>	<ul style="list-style-type: none"> <li>• 4 storey commercial building,</li> <li>• Ground floor retail, remainder office.</li> <li>• GFA: Approx 2468m2 commercial/office space.</li> </ul>	<b>Approved.</b>
19	<b>Bramalea City Centre Expansion (SP04-085)</b>	Multi-phase Commercial Expansion. Including underground parking, new parking decks, addition to mall and additional buildings at northwest corner of site and at northeast corner of site. Approx 21,381 m2 of new GFA	<b>Dixie/Queen Corner Feature approved.</b>
20	<b>5 Sheard Avenue. (SP08-048)</b>	26-unit apartment building.	<b>Site Plan Approved.</b>
21	<b>209 Queen St. E. (SP08-017)</b>	Phase 3, 32 Townhouse Units	<b>Approved.</b>
Approved Development Applications Under Construction			
22	<b>10-20 John St., SP06-009)</b>	<ul style="list-style-type: none"> <li>• 15-storey rental apartment building</li> <li>• 200-units,</li> <li>• Residential GFA: 16,568 sq.metres</li> <li>• FSI = 6.05,</li> <li>• Lot area of 0.2746 hectares.</li> </ul>	<b>Under construction.</b>
23	<b>11 George St. (C1W6.69, SP06-68)</b>	<ul style="list-style-type: none"> <li>• 27-storey condominium apartment building w. limited ground floor commercial.</li> <li>• 303 units,</li> <li>• 473 m2 of commercial</li> <li>• Residential GFA - 290,074 sq.ft</li> </ul>	<b>Under construction.</b>



24	<b>209 Queen St E., (SP07-014)(formerly SP05-085)</b>	<ul style="list-style-type: none"> <li>• 22-storey condominium,</li> <li>• 238 units,</li> <li>• Ground floor retail (195 m2)</li> <li>• Residential GFA 18,205.</li> <li>• Site Area approx 1.18ha for phase 1.</li> </ul>	<b>Under construction.</b>
25	<b>James and Queen St. E., SP07-006</b>	<ul style="list-style-type: none"> <li>• 27-storey mixed use building.</li> <li>• 223 condominium apartment units,</li> <li>• 331 m2 Commercial gfa,</li> <li>• 21,960 residential gfa,</li> <li>• Site area 0.4449 ha</li> </ul>	<b>Under construction.</b>
26	<b>Downtown Brampton Station, GO Transit (SP07/033)</b>	GO improvements to Downtown Brampton railway station	<b>Under construction.</b>
<b>Built Buildings (2005 - 2009)</b>			
27	<b>Sproule and Ken Whillans, Greenway Village (SP04-047)</b>	<ul style="list-style-type: none"> <li>• Residential Development for Seniors Townhouses and Apartment Building.</li> <li>• 22 townhouse.</li> <li>• 5-storey, 222-unit apartment building.</li> </ul>	<b>Built</b>
28	<b>Pre-Application 33 Kennedy Road (PRE08- 003)</b>	<ul style="list-style-type: none"> <li>• Addition of a second building at the property</li> <li>• Residential with retail on ground floor.</li> <li>• Units: 346.</li> <li>• GFA: 19,328 sq. m.</li> <li>• 18 stories.</li> <li>• Site area: .404 ha.</li> <li>• FSI: 4.78</li> </ul>	<b>Built</b>
29	<b>65 Queen Street - Downtown Library (SP09-026)</b>	Landscaping and Site Improvements	<b>Built</b>



30	<b>173 Main Street North - (sw corner of Main Street and Market Street) (SP03-093)</b>	10 and 14 stories 257 units, Density 642 uph 402 m2 of commercial 20459 m2 of gfa 0.4ha site area FSI aprox. 5.0	<b>Built</b>
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## **Appendix #2**

### **City of Brampton 2009 New Home Sales and Building Permit Activity**

**City of Brampton**  
**2009 New Home Sales and Building Permit Activity**  
**(as of December 31, 2009)**

(Single, Semi-Detached and Row Townhouse Dwelling Units only)

2009	New Home Sales *			Building Permit Applications **			Building Permits Issued **			New Homes Sales Office Permits **		
	East	West	Total	East	West	Total	East	West	Total	East	West	Total
January	45	15	60	0	0	0	61	33	94	0	0	0
February	76	40	116	5	5	10	3	0	3	0	2	2
March	93	95	188	39	0	39	30	7	37	0	0	0
April	192	101	293	50	35	85	16	1	17	1	0	1
May	190	82	272	29	12	41	61	0	61	0	0	0
June	221	78	299	31	5	36	38	13	51	0	0	0
July	212	122	334	230	31	261	30	14	44	0	1	1
August	277	94	371	31	42	73	229	11	240	0	0	0
September	361	90	451	129	22	151	43	81	124	0	0	0
October	316	170	486	194	61	255	175	34	209	0	0	0
November	251	165	416	48	8	56	204	55	259	0	0	0
December	160	96	256	104	0	104	77	18	95	0	0	0
Totals	2394	1148	3542	890	221	1111	967	267	1234	1	3	4

**NOTE: Total new home sales for 2008 was 1793 units**

Sources: \* New home sales figures from RealNet Canada as of December 31, 2009 (as adjusted for 2009)

\*\*Building permit Information from permit tracking system

Hwy. 410 is the division line for east and west Brampton as defined by the Toronto Real Estate Board (TREB)