

Peel's 2021 Economic Performance & Outlook

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Shift in Macroeconomic Policies Supported An Economic Rebound in 2021

COVID-19 shifted macroeconomic policies and focus



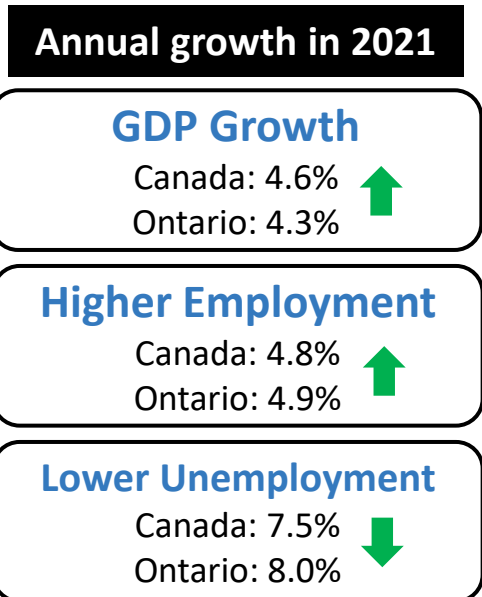
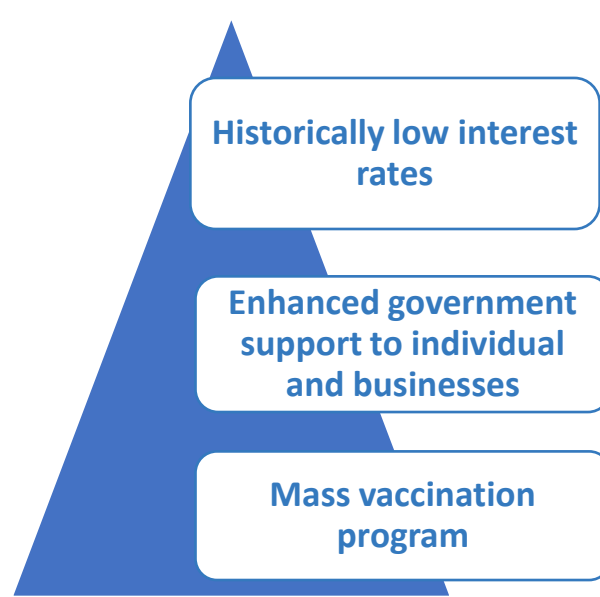
Key macroeconomic policies



Positive impacts



Unexpected/unintended impacts

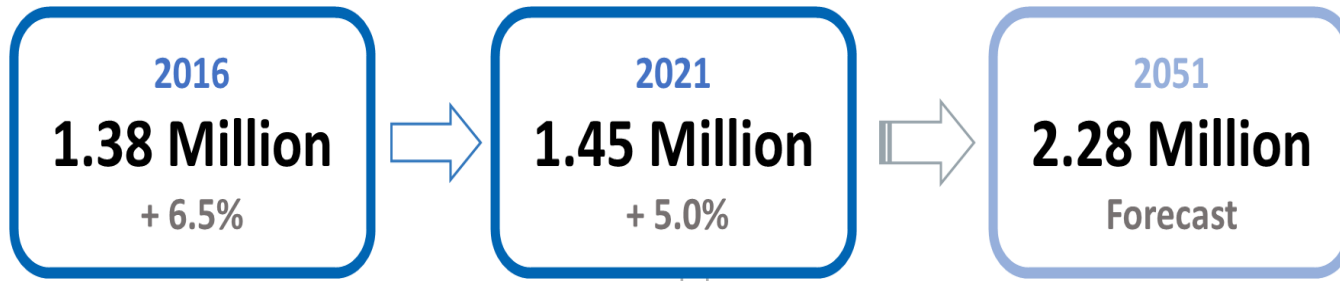


- Supply chain challenges
- Demand/supply imbalances
- Increase in home prices
- Acceleration in inflation
- Higher household indebtedness

Outlook

- Economic uncertainty remains unusually high. However, improved vaccination rates and the further easing of COVID-19 related measures are expected to support the continuation of growth in 2022.
- The Canadian economy is expected to grow by about 3.5 per cent in 2022. Alongside a rebound in growth, inflation accelerated in 2021 due to several factors, and is expected to remain elevated in 2022.

Peel census population (without undercount)

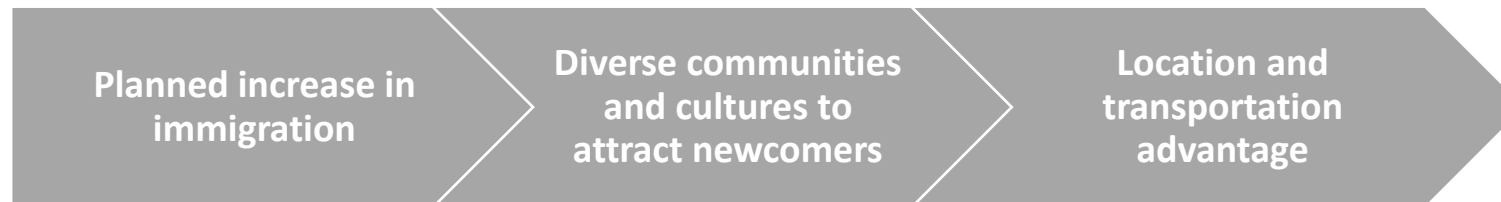


Peel maintained key demographic advantages

In 2021 Peel remained the:

- **Second largest** Region in the GTA
- Youngest population among GTA Regions – average age of **39 years**
- Region with the largest average household size at **3.2 persons per household**

Factors to contribute to long term population growth

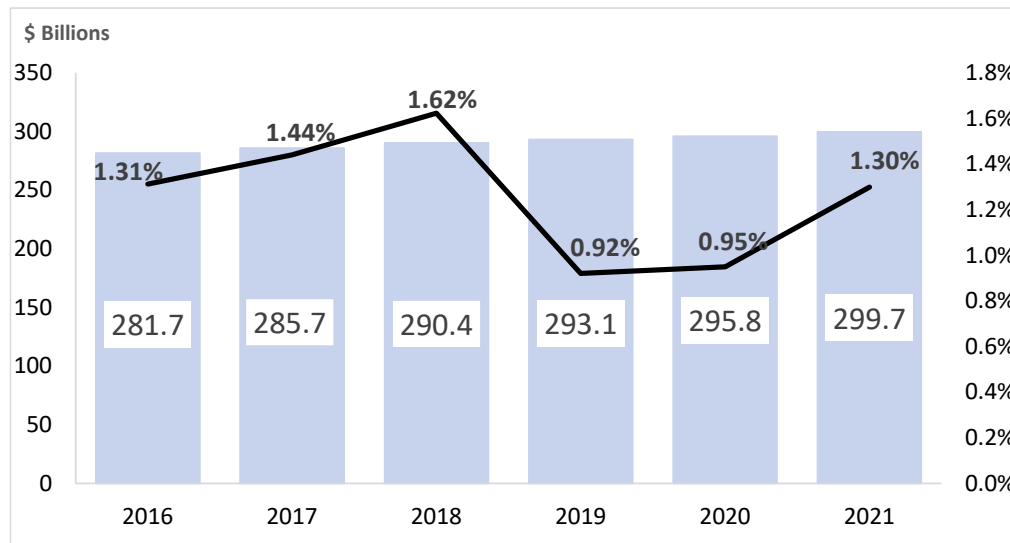


Source: Canadian Census and Peel Data Center

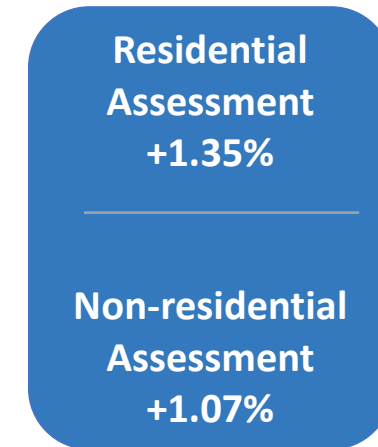
Outlook

- Higher federal immigration target to over 400,000 persons per year in 2021 – 2023 to support Peel’s population growth.
- Peel’s long term growth prospects remain positive. Total population is forecasted to be 2.28 million by 2051.

Sustained Growth in Peel's Taxable Assessment Base



2021 Total Taxable Assessment Base: +1.30%



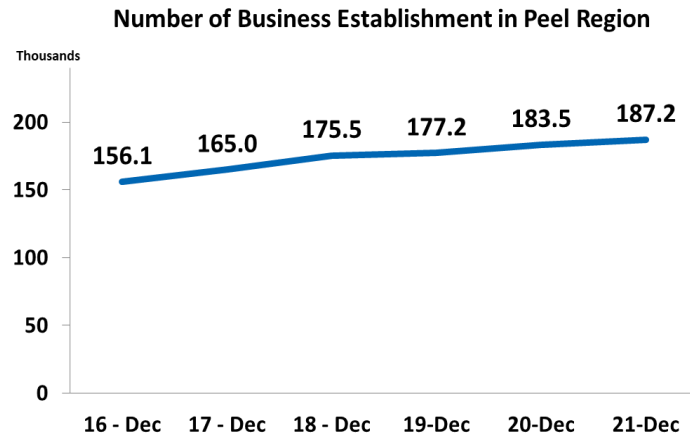
Source: Municipal Property Assessment Corporation (MPAC)

Outlook

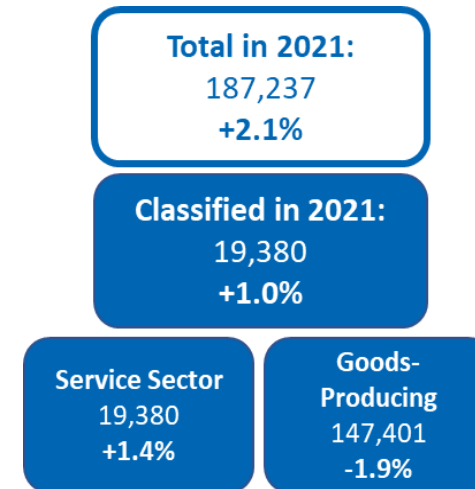
- Peel's taxable assessment base is expected to continue to grow as Peel remains a growing municipality. Growth is likely to be slower than historic averages, due in part to a larger base.
- Sustained growth in population growth to boost residential assessment growth. Non-residential assessment growth is likely to continue to lag given a changing commercial landscape.

- More business establishments in Peel in 2021
- Some service sector businesses grew during the pandemic
- Continued business growth contributed to greater employment opportunities in Peel

More business establishments in Peel in 2021



Growth business establishments in services supported growth in 2021



COVID-19 Impacts on Peel's Businesses Were Cushioned by Government Supports in 2021



Government supports cushioned COVID-19 impacts on businesses

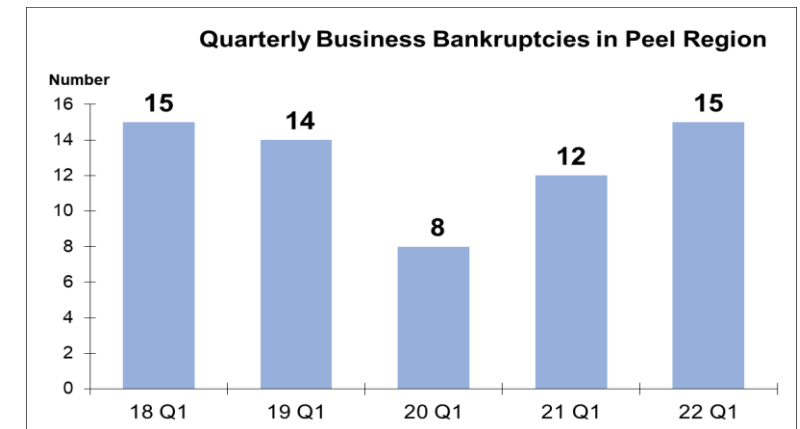
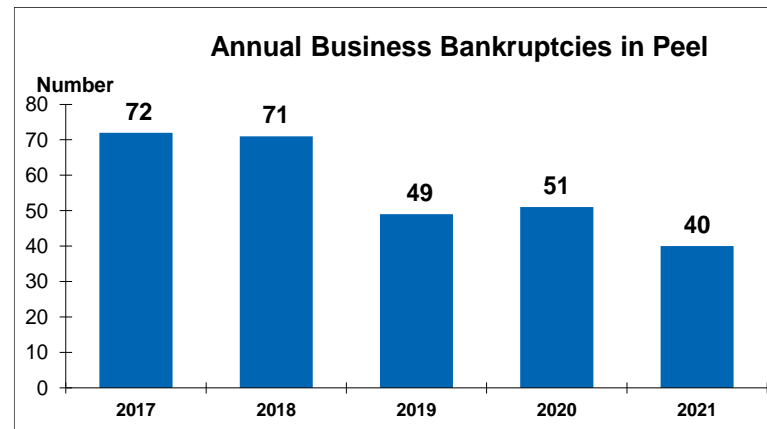


Small business growth

Lower business bankruptcy in 2021

Higher business bankruptcy in Q1 2022

3,873 additional small businesses in 2021
+2.1%



Source: Office of the Superintendent of Bankruptcies

Outlook

- As more health measures are eased, many businesses have, and will continue to benefit.
- Some businesses will likely be challenged by a changed business environment. The processing of bankruptcy cases by the courts is also expected to accelerate and make the full impact of the pandemic on business clearer.

A Pivot From Support and Recovery To Communication, promotion, Retention and Expansion

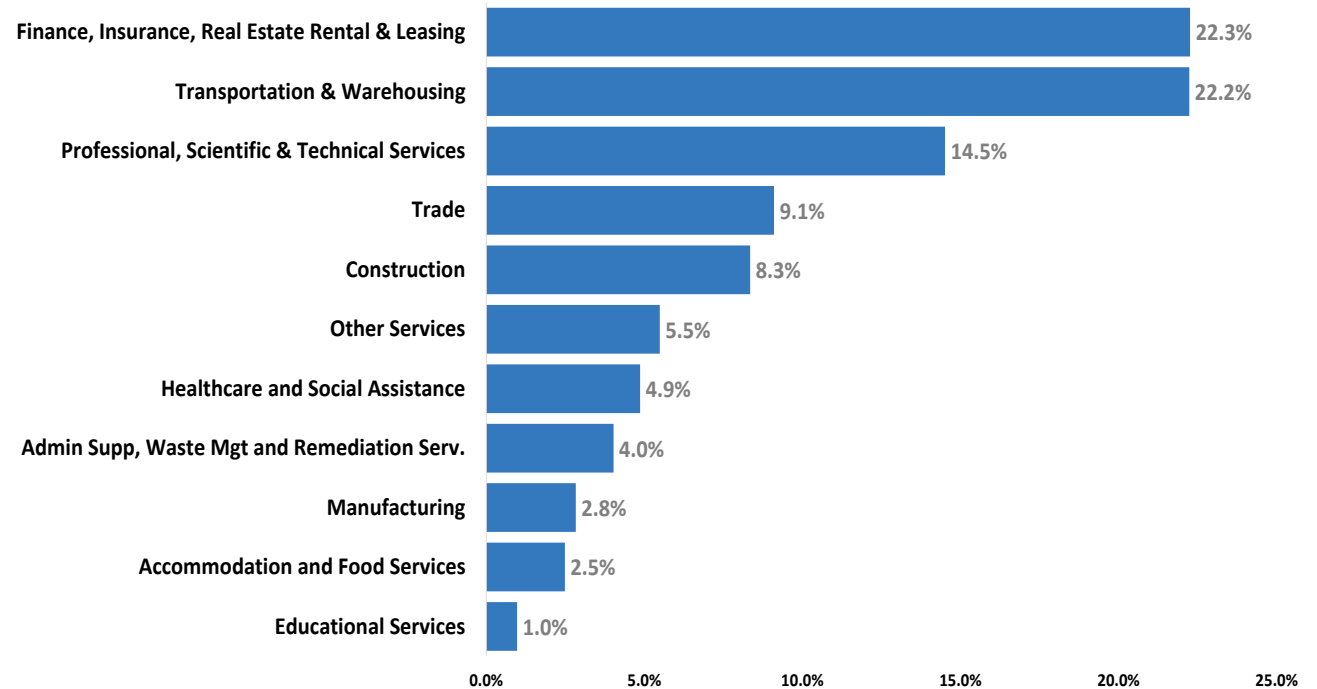
Existing strategies continue to guide economic development

Sector focus include Advanced Manufacturing, Health and Life Sciences, Smart Logistics, and Agri-businesses

Economic Development measures pivoted to communication, promotion, retention and attraction

A growing business sector is key to Peel's long-term growth plan

Sectoral Distribution of Peel's Business Establishments in 2021



Source: Statistics Canada

Source: Statistics Canada

Outlook

- Consistent with the long-term growth plan, economic development measures are designed to retain existing businesses while attracting new ones.
- Peel remains an attractive business location. Continued growth in businesses underpin the expected growth in employment to 1.07 million by 2051.

**Higher Global
Motor Vehicle
Production in
2021**

WORLD MOTOR VEHICLE PRODUCTION (ALL VEHICLES IN MILLIONS)				
Region	2019	2020	2021	Change 2021/2020
Total (World)	92.18	77.71	80.15	3.1%
USMCA	16.82	13.37	13.42	0.4%
Canada	1.92	1.38	1.11	-19.6%
Mexico	4.01	3.18	3.15	-0.9%
USA	10.89	8.82	9.17	4.0%

Source: International Organization of Motor Vehicle Manufacturers, OICA



Peel’s manufacturing sector in 2021

- 4,724 manufacturing business establishments
- Over 3,000 employees at Stellantis/Brampton Chrysler

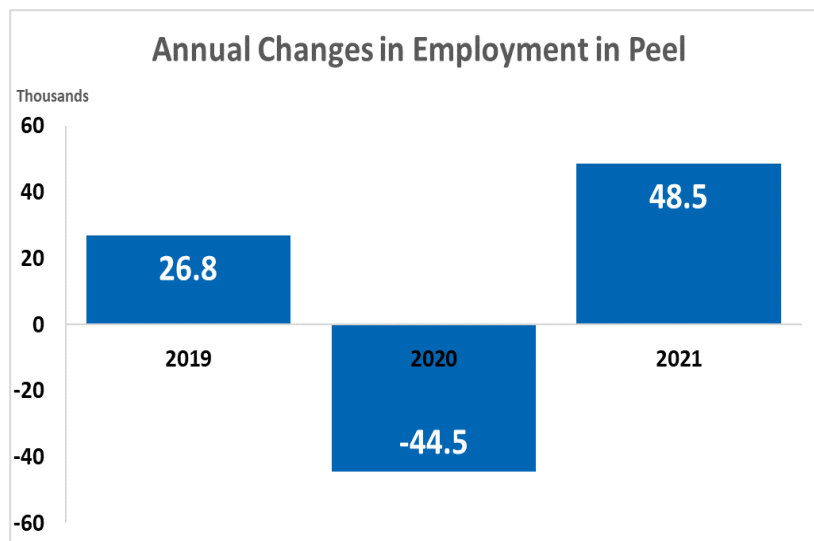
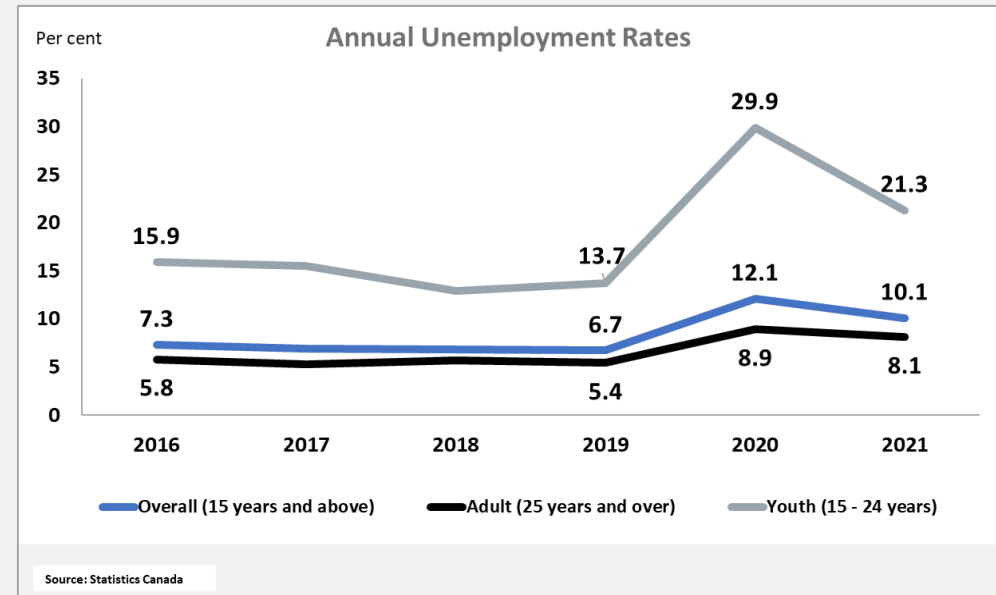
Planned Investment in Stellantis/Brampton Chrysler

- \$3.6 billion for plant upgrades in Brampton and Windsor
- \$132 million investment by the province of Ontario
- Production of battery-electric and hybrid vehicles to begin in 2025

Lower Unemployment Rates in Peel As Peel's Labour Market Rebounded in 2021

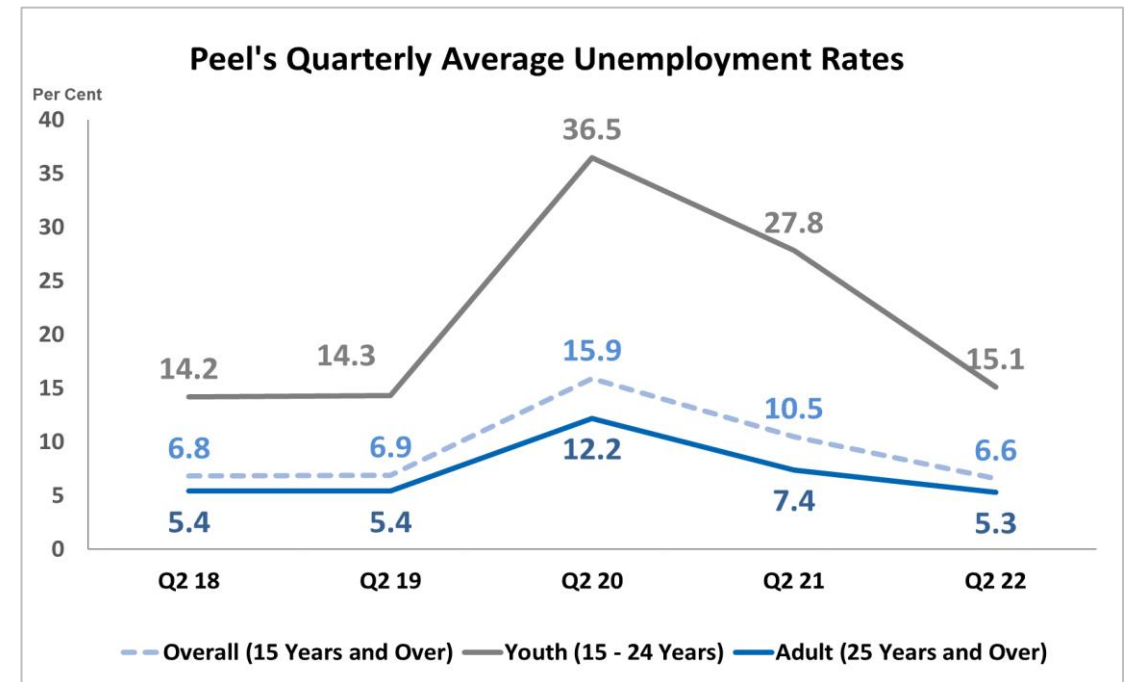
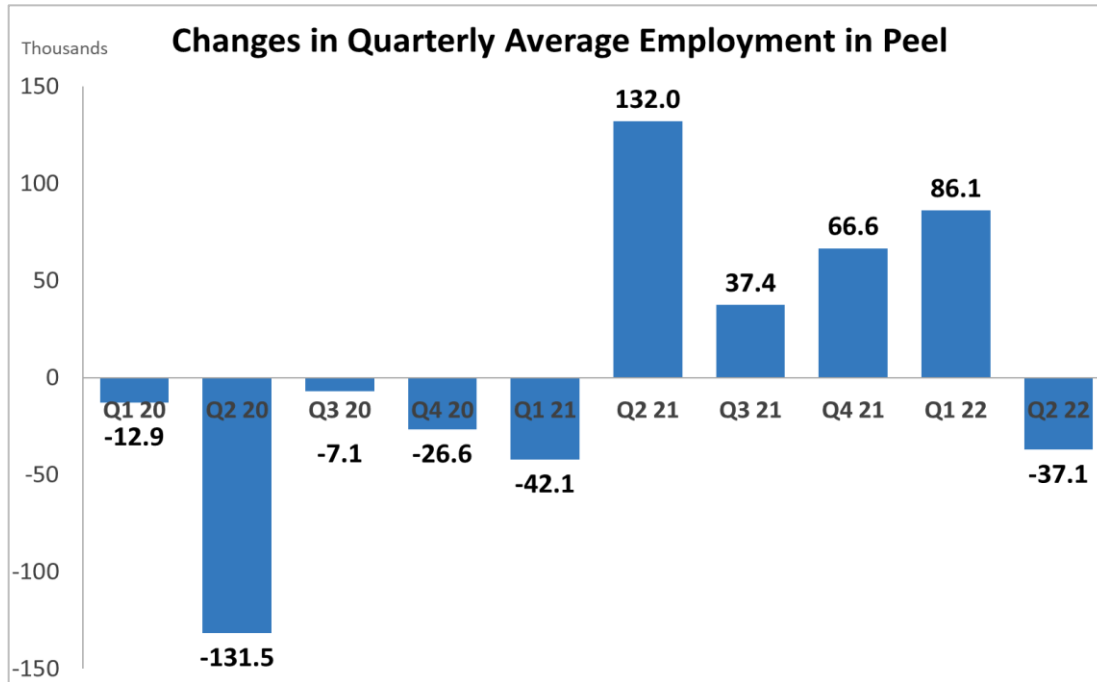
2021
Total Labour Force
945,400 Persons
+3.7%

Total Employment
850,000 Positions:
+6.1%



- Higher employment in most labour market segments and categories
 - Part-time and full time
 - Youth, adults and women
 - Goods producing and services
- Low income, youth and part-time employment did not recover fully from pandemic induced losses

First fall in quarterly average employment in five quarters but Peel's unemployment rate continued to decline



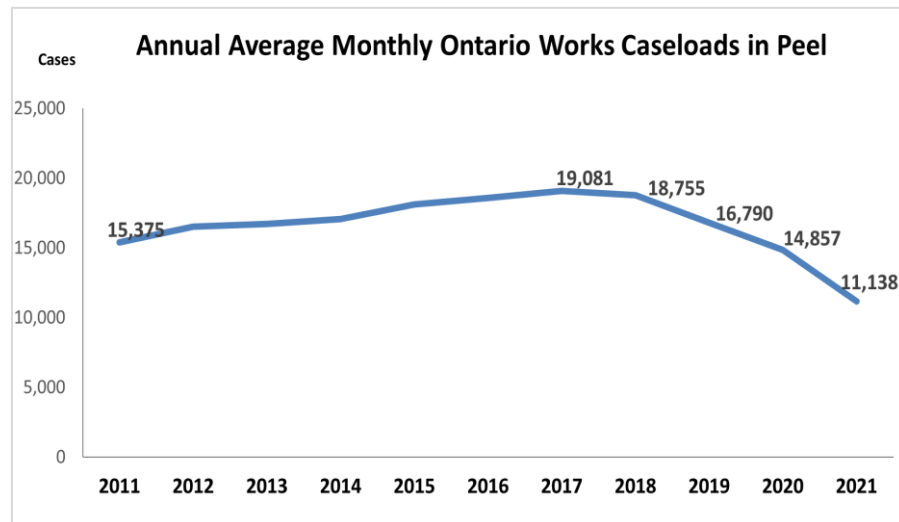
Source: Statistics Canada

Outlook

- Throughout 2022, Peel's labour market is expected to continue to recover from pandemic induced declines.
- Over the medium-to-long-term, Peel's labour market conditions are expected to improve as residents benefit from more jobs in Peel. Current forecast is for a total of 1.07 million jobs in Peel by 2051.

- Federal government supports to impacted individuals and businesses continued throughout most of 2021, but expired in October 2021
- Peel's Ontario Works caseloads started to trend upwards in November 2021

14-year low in Peel's OW Caseloads in 2021



Source: Peel Human Services

Peel's Average Monthly OW Caseloads Trending up in 2022

Jan – May 2021:
11,873 cases
-26.7%

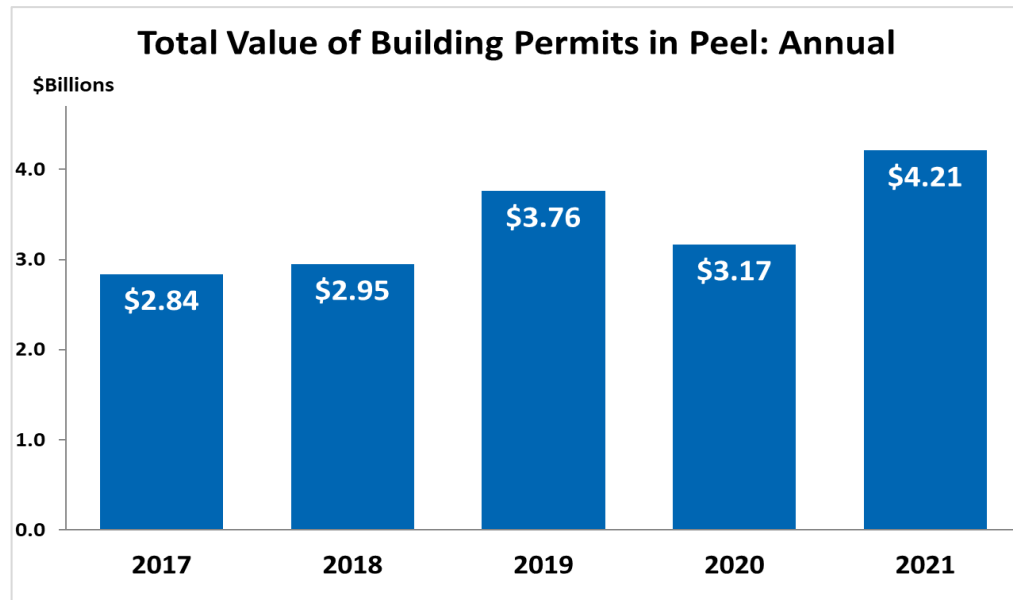
Jan – May 2022:
12,017 cases
1.2%

Outlook

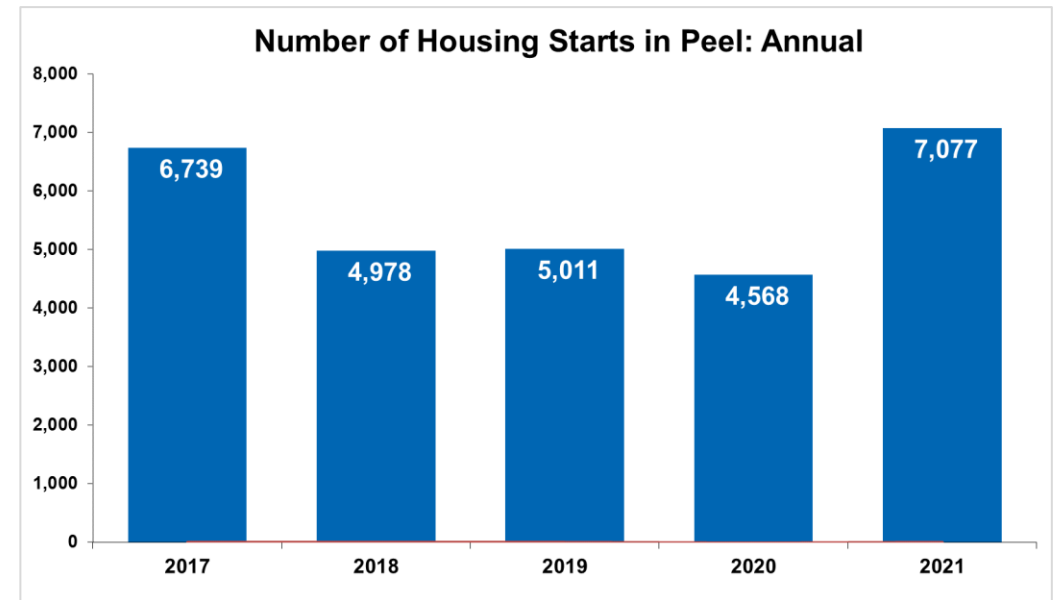
- Peel's Ontario Works (OW) caseloads have trended up since government supports expired in late 2021.
- Peel's OW caseloads are expected to be higher in 2022, but the increase will be tempered by labour market improvement.

- In 2021 construction activities in Peel were influenced by:
 - The easing of COVID-19 measures
 - Historically low interest rates
 - Labour market rebound
 - Changing consumer preference

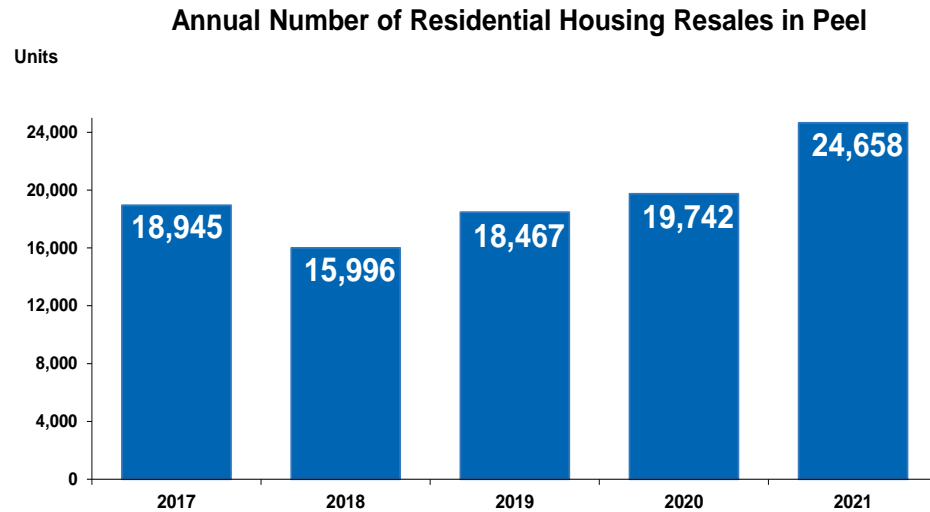
Multi-year High in Total Value of Building Permits in Peel



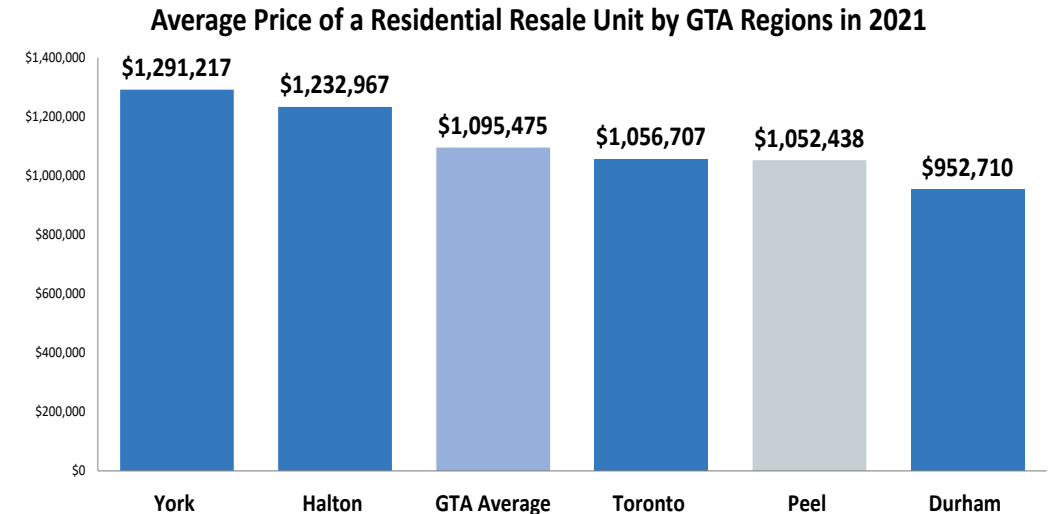
Highest Number of Housing Starts in Peel in Seven Years



A record **24,658** Residential Resale Units Sold in Peel in 2021



Average Residential Resale Price in the Peel Exceeded **\$1 Million** in 2021



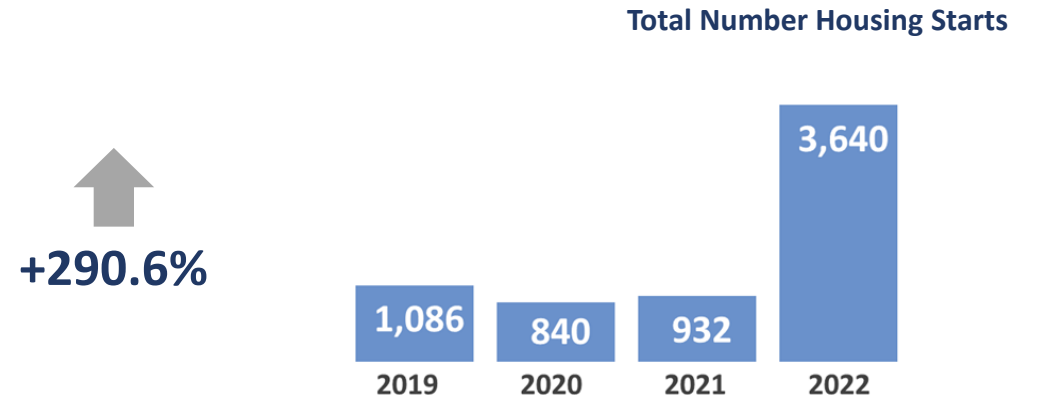
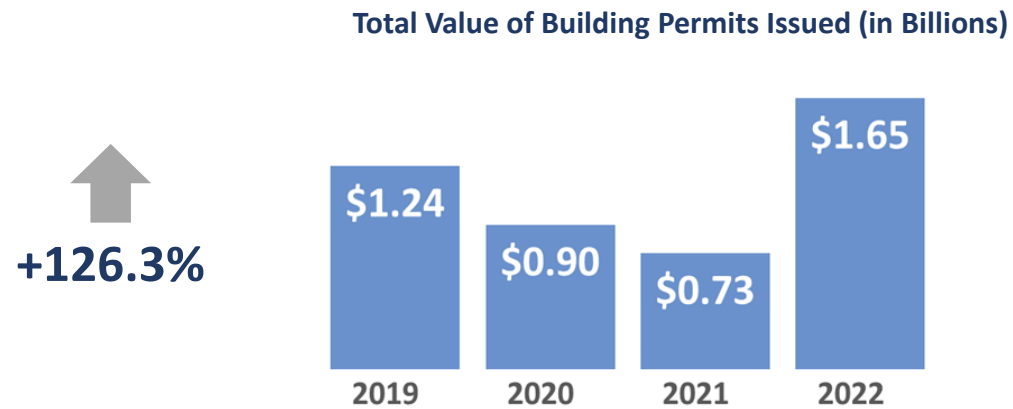
Source: Toronto Real Estate Board

Outlook

- Construction activities have started to respond to the shift to a higher interest rate environment.
- Underlying factors such as the planned increase in immigration, population growth and labour market improvements are expected to support residential construction activities over the long-term.

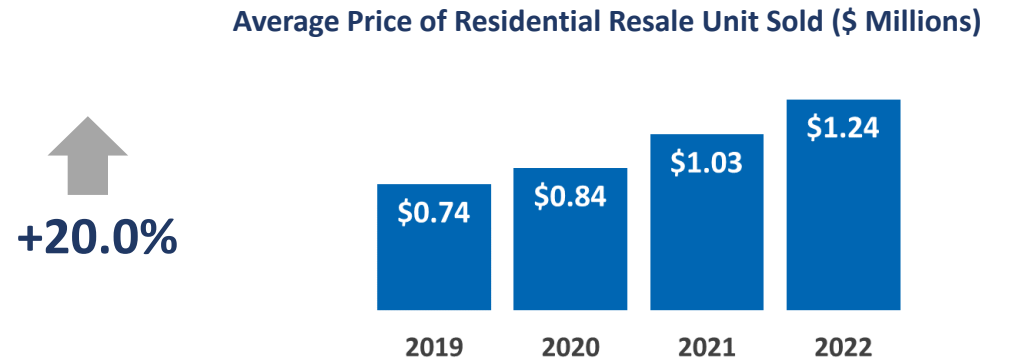
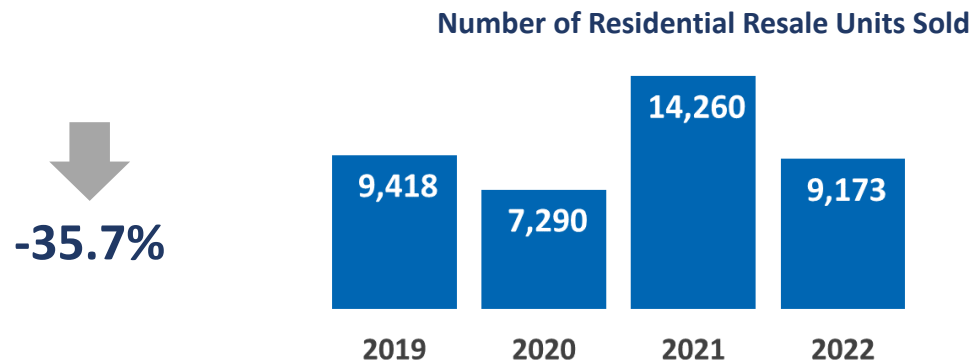
A Changing Economic Environment Influenced Mixed Changes in Key Construction Indicators in Peel

Building Intentions and Actual Residential Construction Increased in Q1 2022

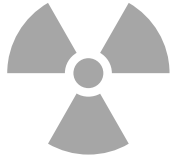


Source: Statistics Canada

Residential Resale Activities Slowed in the First Half of 2022



Source: Toronto Real Estate Board



Key Risks

- Heightened geopolitical tensions
- Uncertain and unpredictable environment
- Higher inflationary environment
- Slowing global economy
- The pandemic may have been amplified some changes



Opportunities

- From COVID-19 measures to living with COVID
- Growing global, national and provincial economies to support local growth
- Higher immigration level to enhance local growth
- Strategic advantages to support a return to long-term growth path

- **Peel's Economic Pulse** is an annual publication in which Peel's economic performance is analyzed, providing an ongoing "pulse" of changes in Peel's economy.

<http://www.region.peel.on.ca/finance/economic-pulse/>

- **Peel's Dashboard of Economic Indicators** is an easy to understand, at a glance information package that allows one to quickly assess the status of the Region's economy and is updated quarterly.

<http://peelregion.ca/finance/economic-indicators/>



Thank you



Appendix I

Taxable Assessment base



Appendix Ia: Peel's Taxable Assessment History

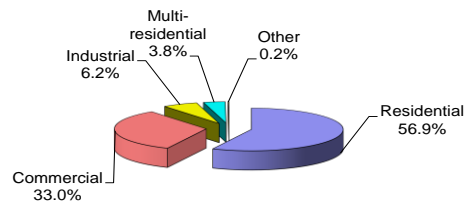
Estimated Equivalent Taxable Assessment \$						
Year	Residential		Non Residential		Total	
	\$	% Growth	\$	% Growth	\$	% Growth
1998	139,929,843,474		38,454,410,775		178,384,254,249	
1999	142,056,929,921	1.52%	39,231,052,072	2.02%	181,287,981,993	1.63%
2000	146,214,767,198	2.93%	40,410,184,117	3.01%	186,624,951,315	2.94%
2001	151,311,215,488	3.49%	41,705,664,502	3.21%	193,016,879,990	3.43%
2002	156,441,189,790	3.39%	43,538,635,902	4.40%	199,979,825,692	3.61%
2003	163,208,181,751	4.33%	44,693,256,095	2.65%	207,901,437,846	3.96%
2004	170,992,424,879	4.77%	45,364,418,622	1.50%	216,356,843,501	4.07%
2005	178,717,134,480	4.52%	46,205,962,654	1.86%	224,923,097,134	3.96%
2006	184,937,010,616	3.48%	47,922,013,754	3.71%	232,859,024,370	3.53%
2007	190,328,323,737	2.92%	48,899,801,354	2.04%	239,228,125,091	2.74%
2008	193,291,385,011	1.56%	49,689,430,543	1.61%	242,980,815,554	1.57%
2009	197,182,997,627	2.01%	50,866,758,075	2.37%	248,049,755,702	2.09%
2010	200,592,865,106	1.73%	52,078,960,454	2.38%	252,671,825,560	1.86%
2011	203,670,088,401	1.53%	53,503,458,532	2.74%	257,173,546,933	1.78%
2012	207,406,298,401	1.83%	54,241,939,759	1.38%	261,648,238,160	1.74%
2013	212,051,037,422	2.24%	53,584,445,893	-1.21%	265,635,483,315	1.52%
2014	215,617,346,817	1.68%	54,134,534,672	1.03%	269,751,881,489	1.55%
2015	219,677,009,347	1.88%	54,665,781,038	0.98%	274,342,790,385	1.70%
2016	222,890,258,721	1.46%	55,151,600,642	0.89%	278,041,859,363	1.35%
2017*◇	226,107,118,175	1.44%	55,582,188,926	0.78%	281,689,307,101	1.31%
2018*◇	229,571,927,020	1.53%	56,174,085,643	1.06%	285,746,012,663	1.44%
2019*◇	233,732,052,464	1.81%	56,650,056,274	0.85%	290,382,108,738	1.62%
2020*◇	236,011,800,065	0.98%	57,043,089,586	0.69%	293,054,889,652	0.92%
2021*◇	238,361,868,664	1.00%	57,475,497,188	0.76%	295,837,365,852	0.95%
2022*◇	241,590,380,926	1.35%	58,090,259,516	1.07%	299,680,640,442	1.30%

Appendix Ic: 2020 Total Tax Levy (Area Municipal, Regional and Educational Portions)

2022 Total Tax Levy (Area Municipal, Regional and Education Portions)

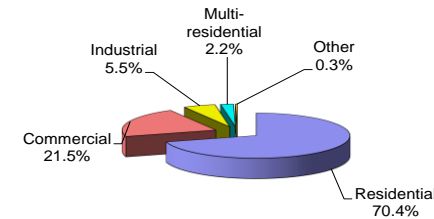
	<u>City of Mississauga</u>			<u>City of Brampton</u>			<u>Town of Caledon</u>			<u>Region of Peel</u>	
	\$	%		\$	%		\$	%		\$	%
Residential	1,048,079,930	56.9%	✓	870,767,524	70.4%	✓	134,989,532	69.8%	✓	2,053,836,985	62.8%
Commercial	606,878,526	33.0%	✓	265,847,026	21.5%	✓	44,225,651	22.9%	✓	916,951,204	28.0%
Industrial	113,768,594	6.2%	✓	68,125,634	5.5%	✓	11,342,823	5.9%	✓	193,237,051	5.9%
Multi-residential	70,088,105	3.8%	✓	27,600,114	2.2%	✓	551,891	0.3%	✓	98,240,110	3.0%
Other	2,902,616	0.2%	✓	3,862,240	0.3%	✓	2,194,525	1.1%	✓	8,959,380	0.3%
Total Levy	1,841,717,772			1,236,202,538			193,304,421			3,271,224,731	
<i>% of total</i>	56.3%			37.8%			5.9%			100.0%	

City of Mississauga - Total Tax Levy



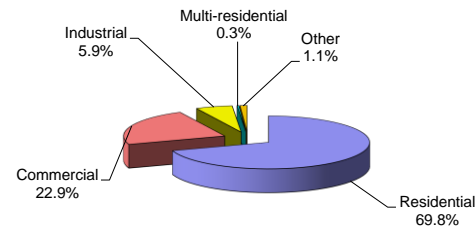
■ Residential ■ Commercial ■ Industrial ■ Multi-residential ■ Other

City of Brampton - Total Tax Levy



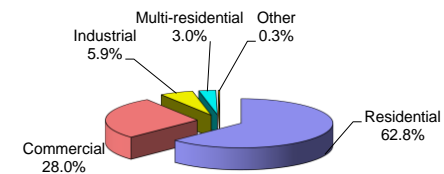
■ Residential ■ Commercial ■ Industrial ■ Multi-residential ■ Other

Town of Caledon - Total Tax Levy



■ Residential ■ Commercial ■ Industrial ■ Multi-residential ■ Other

Region of Peel - Total Tax Levy



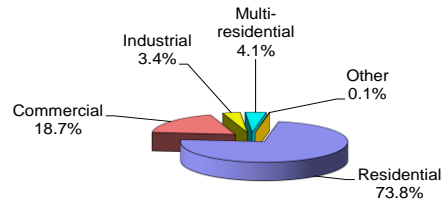
■ Residential ■ Commercial ■ Industrial ■ Multi-residential ■ Other

Appendix Id: Current Value Assessment (2022 Taxation)

2022 Current Value Assessment (December 2021 Roll for 2022 Taxation)

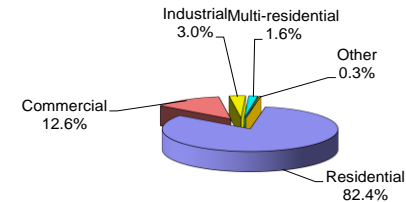
	<u>City of Mississauga</u>		<u>City of Brampton</u>		<u>Town of Caledon</u>		<u>Region of Peel</u>	
	\$	%	\$	%	\$	%	\$	%
Residential	126,314,508,251	73.8%	88,785,780,048	82.4%	16,438,659,343	79.3%	231,538,947,642	77.3%
Commercial	31,940,862,920	18.7%	13,609,595,901	12.6%	2,485,176,287	12.0%	48,035,635,108	16.0%
Industrial	5,810,642,376	3.4%	3,253,049,920	3.0%	585,489,912	2.8%	9,649,182,208	3.2%
Multi-residential	6,979,138,241	4.1%	1,765,546,184	1.6%	44,502,800	0.2%	8,789,187,225	2.9%
Other	170,255,800	0.1%	333,086,200	0.3%	1,164,346,259	5.6%	1,667,688,259	0.6%
Total CVA	171,215,407,588		107,747,058,253		20,718,174,601		299,680,640,442	
% of total	57.1%		36.0%		6.9%		100.0%	

City of Mississauga - CVA



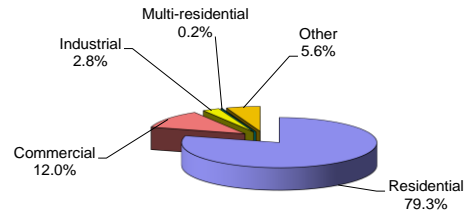
■ Residential ■ Commercial ■ Industrial ■ Multi-residential ■ Other

City of Brampton - CVA



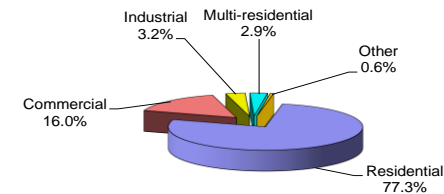
■ Residential ■ Commercial ■ Industrial ■ Multi-residential ■ Other

Town of Caledon - CVA



■ Residential ■ Commercial ■ Industrial ■ Multi-residential ■ Other

Region of Peel - CVA



■ Residential ■ Commercial ■ Industrial ■ Multi-residential ■ Other

APPENDIX II

Peel's Business Sector

1000+ Employees

Air Canada
Alectra Utilities Inc.
Bank of Montreal
Bell Canada
Blackberry Ltd.
Canada Post
Canada Revenue Agency
Canadian Imperial Bank of Commerce
Citi Canada
City of Mississauga
Dufferin Peel Catholic District School Board
Erie Meat Products Ltd.
Federal Express Canada Ltd.
GlaxoSmithKline Inc.
Golden life Financial Solutions Inc.
Greater Toronto Airport Authority (GTAA) Administration
Hewlett-Packard (Canada) Co.

Maple Leaf Consumer Foods
McDonald's Corporation
Peel District School Board
Point Click Care Inc.
Region of Peel
Royal Bank of Canada
SNC Lavalin Nuclear/Candu Energy Inc.
Sobeys National Inc.
T J X Canada
TD Bank Financial Group
Tim Hortons
Trillium Health Partners
Tyco Integrated Fire And Security
University of Toronto Mississauga
Wal-Mart Canada Inc.

1000+ in Brampton

Amazon
Canadian Tire Corp (Distribution Centre)
Coca-Cola Refreshment Canada Ltd.
Dynacare
Give & Go Prepared Foods
Loblaw Company Ltd.
Maple Lodge Farms
Roger Communications
Sheridan College Institute of technology and advanced learning
Stellantis

Top Public Sector Firms

City of Brampton
Regional Municipality of Peel
Brampton Civic Hospital
Peel regional Police

1000+ in Caledon

Husky Technologies
Verdi Alliance Group of Companies
Canadian Tire

Top Public Sector Firms

Caledon Town Hall
Humberview Secondary School
Mayfield Secondary School
Caledon OPP

Appendix III

*Data on the construction sector,
the labour market and Ontario
Works Caseloads*



Appendix IIIa: Value of Building Permits

VALUE OF BUILDING PERMITS - REGION OF PEEL							
January - December							
	2017	2018	2019	2020	2021	%Change 20/19	%Change 21/20
Peel	2,838,739,000	2,949,995,000	3,761,210,003	3,167,994,000	4,210,607,638	-15.8%	32.9%
Residential	1,650,859,000	1,751,882,000	2,272,806,003	1,922,066,000	2,926,256,725	-15.4%	52.2%
Non Residential	1,187,880,000	1,198,113,000	1,488,404,000	1,245,928,000	1,284,350,913	-16.3%	3.1%
Commercial	840,630,000	795,211,000	1,016,095,000	1,017,768,000	899,558,078	0.2%	-11.6%
Industrial	220,796,000	321,800,000	177,062,000	98,110,000	135,015,436	-44.6%	37.6%
Institutional	126,454,000	81,102,000	295,247,000	130,050,000	249,777,399	-56.0%	92.1%
Brampton	1,430,789,000	839,416,000	1,730,059,003	1,340,924,000	1,693,926,000	-22.5%	26.3%
Residential	1,047,453,000	568,559,000	1,118,647,003	1,021,160,000	1,231,063,000	-8.7%	20.6%
Non - Residential	383,336,000	270,857,000	611,412,000	319,764,000	462,863,000	-47.7%	44.8%
Commercial	244,204,000	146,049,000	330,264,000	257,574,000	347,497,000	-22.0%	34.9%
Industrial	63,798,000	108,901,000	83,537,000	28,144,000	78,112,000	-66.3%	177.5%
Institutional	75,334,000	15,907,000	197,611,000	34,046,000	37,254,000	-82.8%	9.4%
Caledon	179,067,000	302,232,000	335,833,000	405,255,000	648,856,000	20.7%	60.1%
Residential	125,349,000	239,884,000	160,067,000	159,692,000	436,396,000	-0.2%	173.3%
Non - Residential	53,718,000	62,348,000	175,766,000	245,563,000	212,460,000	39.7%	-13.5%
Commercial	34,615,000	53,543,000	168,370,000	236,849,000	204,983,000	40.7%	-13.5%
Industrial	2,111,000	6,850,000	4,986,000	7,125,000	5,374,000	42.9%	-24.6%
Institutional	16,992,000	1,955,000	2,410,000	1,589,000	2,103,000	-34.1%	32.3%
Mississauga	1,228,883,000	1,808,347,000	1,695,318,000	1,421,815,000	1,867,825,638	-16.1%	31.4%
Residential	478,057,000	943,439,000	994,092,000	741,214,000	1,258,797,725	-25.4%	69.8%
Non - Residential	750,826,000	864,908,000	701,226,000	680,601,000	609,027,913	-2.9%	-10.5%
Commercial	561,811,000	595,619,000	517,461,000	523,345,000	347,078,078	1.1%	-33.7%
Industrial	154,887,000	206,049,000	88,539,000	62,841,000	51,529,436	-29.0%	-18.0%
Institutional	34,128,000	63,240,000	95,226,000	94,415,000	210,420,399	-0.9%	122.9%
TOTAL	2,838,739,000	2,949,995,000	3,761,210,003	3,167,994,000	4,210,607,638	-15.8%	32.9%

Appendix IIIb: Value of Building Permits

VALUE OF BUILDING PERMITS - REGION OF PEEL								
January - March								
	2017	2018	2019	2020	2021	2022	%Change 21/20	%Change 22/21
Peel	891,148,000	698,407,000	1,244,349,003	897,012,000	727,825,638	1,646,840,000	-18.9%	126.3%
Residential	602,028,000	451,889,000	913,094,003	423,237,000	396,056,725	1,006,098,000	-6.4%	154.0%
Non Residential	289,120,000	246,518,000	331,255,000	473,775,000	331,768,913	640,742,000	-30.0%	93.1%
Commercial	244,229,000	146,634,000	178,600,000	387,029,000	129,884,078	167,905,000	-66.4%	29.3%
Industrial	30,391,000	88,592,000	74,242,000	27,269,000	21,858,436	415,071,000	-19.8%	1798.9%
Institutional	14,500,000	11,292,000	78,413,000	59,477,000	180,026,399	57,766,000	202.7%	-67.9%
Brampton	598,930,000	269,216,000	407,187,003	357,619,000	302,510,000	609,473,000	-15.4%	101.5%
Residential	500,694,000	231,161,000	280,990,003	313,287,000	253,922,000	358,352,000	-18.9%	41.1%
Non - Residential	98,236,000	38,055,000	126,197,000	44,332,000	48,588,000	251,121,000	9.6%	416.8%
Commercial	75,282,000	11,858,000	42,608,000	35,760,000	37,781,000	86,128,000	5.7%	128.0%
Industrial	13,948,000	23,742,000	51,742,000	4,283,000	8,024,000	157,182,000	87.3%	1858.9%
Institutional	9,006,000	2,455,000	31,847,000	4,289,000	2,783,000	7,811,000	-35.1%	180.7%
Caledon	36,560,000	45,013,000	36,830,000	228,184,000	69,733,000	115,790,000	-69.4%	66.0%
Residential	30,630,000	37,064,000	18,244,000	42,495,000	66,762,000	75,614,000	57.1%	13.3%
Non - Residential	5,930,000	7,949,000	18,586,000	185,689,000	2,971,000	40,176,000	-98.4%	1252.3%
Commercial	3,675,000	7,394,000	16,136,000	185,404,000	878,000	37,286,000	-99.5%	4146.7%
Industrial	603,000	555,000	500,000	225,000	1,303,000	580,000	479.1%	-55.5%
Institutional	1,652,000	-	1,950,000	60,000	790,000	2,310,000	1216.7%	192.4%
Mississauga	255,658,000	384,178,000	800,332,000	311,209,000	355,582,638	921,577,000	14.3%	159.2%
Residential	70,704,000	183,664,000	613,860,000	67,455,000	75,372,725	572,132,000	11.7%	659.1%
Non - Residential	184,954,000	200,514,000	186,472,000	243,754,000	280,209,913	349,445,000	15.0%	24.7%
Commercial	165,272,000	127,382,000	119,856,000	165,865,000	91,225,078	44,491,000	-45.0%	-51.2%
Industrial	15,840,000	64,295,000	22,000,000	22,761,000	12,531,436	257,309,000	-44.9%	1953.3%
Institutional	3,842,000	8,837,000	44,616,000	55,128,000	176,453,399	47,645,000	220.1%	-73.0%
TOTAL	891,148,000	698,407,000	1,244,349,003	897,012,000	727,825,638	1,646,840,000	-18.9%	126.3%

Appendix IIIc: Number of Housing Starts

RESIDENTIAL HOUSING STARTS - REGION OF PEEL								
January - December								
LOCATION/TYPE	2016	2017	2018	2019	2020	2021	%Change 20/19	%Change 21/20
GTA	40,277	40,866	43,551	32,558	41,188	46,004	26.5%	11.7%
Singles	11,411	10,545	7,462	5,212	6,424	8,283	23.3%	28.9%
Multiples	28,866	30,321	36,089	27,346	34,764	37,721	27.1%	8.5%
TORONTO CMA	39,027	38,738	41,107	30,462	38,587	41,898	26.7%	8.6%
Singles	11,884	10,172	6,405	4,209	5,848	6,920	38.9%	18.3%
Multiples	27,143	28,566	34,702	26,253	32,739	34,978	24.7%	6.8%
REGION OF PEEL	5,362	6,739	4,978	5,011	4,568	7,077	-8.8%	54.9%
Singles	3,158	2,773	1,341	1,001	1,101	1,604	10.0%	45.7%
Multiples	2,204	3,966	3,637	4,010	3,467	5,473	-13.5%	57.9%
Brampton	4,041	4,299	1,466	1,450	2,425	2,278	67.2%	-6.1%
Singles	2,706	2,268	754	692	824	895	19.1%	8.6%
Multiples	1,335	2,031	712	758	1,601	1,383	111.2%	-13.6%
Caledon	392	784	725	257	366	697	42.4%	90.4%
Singles	293	320	410	166	171	602	3.0%	252.0%
Multiples	99	464	315	91	195	95	114.3%	-51.3%
Mississauga	929	1,656	2,787	3,304	1,777	4,102	-46.2%	130.8%
Singles	159	185	177	143	106	107	-25.9%	0.9%
Multiples	770	1,471	2,610	3,161	1,671	3,995	-47.1%	139.1%

Source: Canadian Mortgage and Housing Corporation (CMHC)

Appendix III d: Number of Housing Starts

RESIDENTIAL HOUSING STARTS - REGION OF PEEL								
January - March								
LOCATION/TYPE	2017	2018	2019	2020	2021	2022	%Change 21/20	%Change 22/21
GTA	10,487	11,702	7,541	6,984	10,341	10,906	48.1%	5.5%
Singles	2,385	1428	559	1089	1595	1,229	46.5%	-22.9%
Multiples	8,102	10274	6982	5895	8746	9,677	48.4%	10.6%
TORONTO CMA	10,395	11,702	7,391	6,840	9,625	9,921	40.7%	3.1%
Singles	2,315	1,438	524	1,022	1299	1,442	27.1%	11.0%
Multiples	8,080	10,264	6,867	5,818	8,326	8,479	43.1%	1.8%
REGION OF PEEL	1,937	480	1,086	840	932	3,640	11.0%	290.6%
Singles	623	140	92	168	230	359	36.9%	56.1%
Multiples	1,314	340	994	672	702	3,281	4.5%	367.4%
Brampton	1,091	427	166	651	483	464	-25.8%	-3.9%
Singles	534	108	66	110	91	171	-17.3%	87.9%
Multiples	557	319	100	541	392	293	-27.5%	-25.3%
Caledon	161	13	9	122	112	241	-8.2%	115.2%
Singles	77	13	9	47	110	159	134.0%	44.5%
Multiples	84	0	0	75	2	82	-97.3%	4000.0%
Mississauga	685	40	911	67	337	2,935	403.0%	770.9%
Singles	12	19	17	11	29	29	163.6%	0.0%
Multiples	673	21	894	56	308	2906	450.0%	843.5%

Source: Canadian Mortgage and Housing Corporation (CMHC)

REGION OF PEEL NUMBER OF RESIDENTIAL RESALE UNITS SOLD JANUARY - DECEMBER								
	2016	2017	2018	2019	2020	2021	% Change 20/19	% Change 21/20
Greater Toronto Area	113,133	92,394	77,426	87,825	95,151	121,712	8.3%	27.9%
Region of Peel	23,673	18,945	15,996	18,467	19,742	24,658	6.9%	24.9%
Brampton	10,964	8,771	7,394	8,809	9,804	12,012	11.3%	22.5%
Caledon	1,125	905	856	983	1,260	1,343	28.2%	6.6%
Mississauga	11,584	9,269	7,746	8,675	8,678	11,303	0.0%	30.2%

Source: Toronto Real Estate Board

REGION OF PEEL NUMBER OF RESIDENTIAL RESALE UNITS SOLD JANUARY - June								
	2017	2018	2019	2020	2021	2022	% Change 21/20	% Change 22/21
Greater Toronto Area	54,813	39,922	43,950	35,972	70,133	47,265	95.0%	-32.6%
Region of Peel	11,145	8,392	9,418	7,290	14,260	9,173	95.6%	-35.7%
Brampton	5,158	3,842	4,499	3,607	7,062	4,317	95.8%	-38.9%
Caledon	536	454	489	404	783	498	93.8%	-36.4%
Mississauga	5,451	4,096	4,430	3,279	6,415	4,358	95.6%	-32.1%

Source: Toronto Real Estate Board

Appendix IIIf: Residential Resale Prices

REGION OF PEEL AVERAGE PRICE OF A RESIDENTIAL RESALE UNITS SOLD JANUARY - DECEMBER								
GTA REGIONS	2016	2017	2018	2019	2020	2021	%Change 21/20	%Change 21/21
York	\$ 944,129	\$ 1,058,618	\$ 915,713	\$ 936,773	\$ 1,066,379	\$ 1,291,217	13.8%	21.1%
Halton	\$ 807,342	\$ 908,836	\$ 852,935	\$ 867,048	\$ 1,011,508	\$ 1,232,967	16.7%	21.9%
Greater Toronto Area	\$ 729,922	\$ 822,681	\$ 787,300	\$ 819,319	\$ 929,699	\$ 1,095,475	13.5%	17.8%
City of Toronto	\$ 740,685	\$ 834,138	\$ 835,422	\$ 883,520	\$ 986,085	\$ 1,056,707	11.6%	7.2%
Peel	\$ 616,277	\$ 722,428	\$ 713,214	\$ 754,171	\$ 875,827	\$ 1,052,438	16.1%	20.2%
Durham	\$ 533,828	\$ 628,005	\$ 593,902	\$ 611,342	\$ 706,913	\$ 952,710	15.6%	34.8%

Source: Toronto Real Estate Board

REGION OF PEEL AVERAGE PRICE OF A RESIDENTIAL RESALE UNITS SOLD JANUARY - JUNE								
GTA REGIONS	2017	2018	2019	2020	2021	2022	%Change 21/20	%Change 22/21
GTA	\$ 870,016	\$ 789,893	\$ 810,661	\$ 891,167	\$ 1,075,636	\$ 1,257,257	20.7%	16.9%
Halton Region	\$ 955,549	\$ 848,684	\$ 851,128	\$ 951,401	\$ 1,212,624	\$ 1,424,604	27.5%	17.5%
Peel Region	\$ 756,111	\$ 712,601	\$ 741,418	\$ 836,553	\$ 1,034,790	\$ 1,241,796	23.7%	20.0%
Toronto City	\$ 876,077	\$ 839,349	\$ 883,782	\$ 969,188	\$ 1,051,807	\$ 1,195,412	8.5%	13.7%
York Region	\$ 1,126,149	\$ 922,493	\$ 916,853	\$ 1,026,561	\$ 1,250,264	\$ 1,469,733	21.8%	17.6%
Durham Region	\$ 665,211	\$ 599,426	\$ 608,462	\$ 658,612	\$ 900,173	\$ 1,098,851	36.7%	22.1%

Source: Toronto Real Estate Board

LABOUR FORCE CHARACTERISTICS REGION OF PEEL, ANNUAL AVERAGE (000)								
Labour Force Characteristics	2016	2017	2018	2019	2020	2021	Change 21/20	%Change 21/20
Labour force	837.2	852.5	879.4	906.4	911.7	945.4	33.7	3.7%
Employment	776.1	793.3	819.2	846.0	801.5	850.0	48.5	6.1%
Full-time employment	652.3	653.1	678.0	706.4	686.6	717.8	31.2	4.5%
Part-time employment	123.8	140.2	141.2	139.6	114.9	132.2	17.3	15.1%
Unemployment	61.2	59.2	60.2	60.4	110.2	95.4	-14.8	-13.4%
Unemployment rate (%)*	7.3	6.9	6.8	6.7	12.1	10.1	-2.0	
Youth Unemployment rate in % (15 - 24 years)*	15.9	15.5	12.9	13.7	29.9	21.3	-8.6	
Employment rate (%)*	63.5	61.9	62.3	64.0	60.0	62.6	2.6	
Participation Rate* (%)	68.5	66.5	66.9	68.6	68.2	69.6	1.4	
Employment by Sector								
Goods producing	167.6	168.4	165.3	167.8	147.5	164.2	16.7	11.3%
Services producing	608.5	625.0	653.9	678.2	654.0	685.7	31.7	4.8%
*Changes refers to percentage points change Sources: Statistic Canada								

Appendix IIIh: Peel's Labour Market (Not Seasonally adjusted)

LABOUR FORCE CHARACTERISTICS REGION OF PEEL, ANNUAL AVERAGE (000)								
Labour Force Characteristics	Q2 2017	Q2 2018	Q2 2019	Q2 2020	Q2 2021	Q2 2022	Change 22/21	%Change 22/21
Labour force	848.6	871.4	918.4	859.9	955.6	876.6	-79.0	-8.3%
Employment	787.6	812.3	855.0	723.5	855.5	818.4	-37.1	-4.3%
Full-time employment	638.7	673.1	710.5	637.2	728.2	682.1	-46.1	-6.3%
Part-time employment	148.8	139.1	144.4	86.3	127.3	136.4	9.1	7.1%
Unemployment	61.1	59.1	63.4	136.4	100.1	58.1	-42.0	-42.0%
Unemployment rate (%)*	7.2	6.8	6.9	15.9	10.5	6.6	-3.9	
Youth Unemployment rate in % (15 - 24 years)*	15.7	14.2	14.3	36.5	27.8	15.1	-12.7	
Employment rate (%)*	61.5	62.4	65.3	55.4	62.4	62.5	0.1	
Participation Rate* (%)	66.3	66.9	70.1	65.8	69.7	67.0	-2.7	
Employment by Sector								
Goods producing	165.5	158.1	179.3	130.5	167.7	152.2	-15.5	-9.2%
Services producing	622.0	654.2	675.6	593.0	687.8	666.3	-21.5	-3.1%
*Changes refers to percentage points change								
Sources: Statistic Canada								

OW Caseloads			
Total			
Month	Cases	Amount	Rate
Jan -17	18,726	14,633,150	\$781.43
Feb	18,848	14,887,963	\$789.90
Mar	19,077	15,282,671	\$801.10
Apr	19,021	15,145,505	\$796.25
May	19,105	15,226,291	\$796.98
June	19,202	15,297,077	\$796.64
July	19,211	15,180,805	\$790.21
Aug	19,291	15,350,236	\$795.72
Sept	19,198	15,479,760	\$806.32
Oct	19,083	15,625,382	\$818.81
Nov	19,180	15,639,791	\$815.42
Dec	19,029	15,687,869	\$824.42
Total	228,971	183,436,498	9,613
YTD Average	19,081	15,286,375	801.10

OW Caseloads			
Total			
Month	Cases	Amount	Rate
Jan -18	19,177	15,891,846	\$828.69
Feb	19,157	15,743,635	\$821.82
Mar	19,052	15,803,095	\$829.47
Apr	19,069	15,722,335	\$824.50
May	18,935	15,698,858	\$829.09
June	18,964	15,632,254	\$824.31
July	18,739	15,428,473	\$823.33
Aug	18,935	15,566,294	\$822.09
Sept	18,660	15,644,203	\$838.38
Oct	18,376	15,496,001	\$843.27
Nov	18,182	15,464,384	\$850.53
Dec	17,808	15,039,461	\$844.53
Total	225,054	187,130,839	9,980
YTD Average	18,754.50	15,594,237	831.67

OW Caseloads			
Total			
Month	Cases	Amount	Rate
Jan -19	18,027	15,196,573	\$842.99
Feb	17,979	14,883,929	\$827.85
Mar	17,615	14,845,726	\$842.79
Apr	17,468	14,597,025	\$835.64
May	17,143	14,313,325	\$834.94
June	16,897	14,054,282	\$831.76
July	16,534	13,746,024	\$831.38
Aug	16,304	13,553,060	\$831.27
Sept	16,108	13,385,095	\$830.96
Oct	16,013	13,474,495	\$841.47
Nov	15,853	13,313,887	\$839.83
Dec	15,540	13,093,747	\$842.58
Total	201,481	168,457,166	10,033
YTD Average	16,790.08	14,038,097.16	836.12

REGION OF PEEL			
TOTAL OW CASELOADS			
Month	Cases	Amount	Rate
Jan -20	15,925	13,378,138	\$840.07
Feb	15,795	13,232,946	\$837.79
Mar	16,280	13,316,396	\$817.96
Apr	16,940	14,147,704	\$835.17
May	16,096	13,548,537	\$841.73
June	15,443	12,725,867	\$824.05
July	15,027	12,141,389	\$807.97
Aug	14,508	11,730,526	\$808.56
Sept	13,715	11,049,896	\$805.68
Oct	13,334	10,888,783	\$816.62
Nov	12,869	10,937,410	\$849.90
Dec	12,356	10,449,447	\$845.70
Total	178,288	147,547,036	\$9,931.21
Average	14,857	12,295,586	\$827.60

REGION OF PEEL			
TOTAL OW CASELOADS			
Month	Cases	Amount	Rate
Jan -21	12,340	10,189,431	\$825.72
Feb	12,034	9,872,376	\$820.37
Mar	11,964	9,850,713	\$823.36
Apr	11,649	9,492,662	\$814.89
May	11,379	9,333,260	\$820.22
Jun	11,133	9,081,490	\$815.73
Jul	10,812	8,815,235	\$815.32
Aug	10,491	8,565,752	\$816.49
Sep	10,190	8,365,727	\$820.97
Oct	10,090	8,318,013	\$824.38
Nov	10,497	8,541,358	\$813.70
Dec	11,079	9,178,789	\$828.49
Total	133,658	109,604,805	\$9,839.64
Average	11,138	9,133,734	\$819.97

REGION OF PEEL			
TOTAL OW CASELOADS			
Month	Cases	Amount	Rate
Jan -22	11,599	9,511,084	\$819.99
Feb	11,764	9,540,790	\$811.02
Mar	12,062	9,787,539	\$811.44
Apr	12,271	9,851,089	\$802.79
May	12,388	10,006,879	\$807.79
Total	60,084	48,697,381	\$4,053.03
YTD Average	12,017	9,739,476	\$810.61