

BRAMPTON ANNUAL ECONOMIC REPORT 2015



Canon Canada Inc., Headquarter, Brampton

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BRAMPTON ECONOMIC DEVELOPMENT

STANDARD & POOR'S

Brampton has a strong economy and is well-positioned for business investment. Its stable marketplace offers competitive energy prices, streamlined regulations and a low-risk investment climate. Brampton has maintained a AAA credit rating from Standard and Poor's for ten consecutive years.

We view Brampton's economy as very strong, given its diversification and track record of strong growth. The city is one of three lower-tier municipalities of Peel. It is a high-growth municipality, with a population of more than 520,000 according to the 2011 Census, up 21% from 2006. Although municipal GDP data are not available, we believe that the city generated GDP per capita comparable with the provincial average of about US\$48,600 in 2012-2014, with an average household income estimated at more than C\$92,000 in 2013, which was close to the provincial average. In addition, the presence of high valued-added sectors and very healthy population growth also support economic growth.

Source: Standard and Poor's Financial Services – Ratings Direct



First city in the Greater Toronto Area (GTA) and one of only 10 in North America to be designated an International Safe Community by the World Health Organization (WHO).



A handwritten signature in black ink that reads "Linda Jeffrey".

Linda Jeffrey
Mayor of Brampton

MAYOR'S MESSAGE

Brampton is a world-class city strategically located near the Toronto Pearson Airport — one of the three most significant employment mega zones in the Greater Toronto Area.

When leading international brands such as Canon Inc. choose Brampton as their Canadian base, it's not only for our business-conducive environment and regional connectivity, but also because we are powered by a young, diverse and well-educated workforce.

Brampton continues to grow and prosper, led by sustained economic growth. At the same time we are building momentum by seeking specialized opportunities in foreign direct investment. Our strategic partnership with TO Health! combined with the upcoming Peel Memorial Centre for Integrated Health and Wellness, and ErinoakKids Centre for Treatment and Development, along with the existing Brampton Civic Hospital are crucial to expanding employment and development opportunities in leading-edge and innovative healthcare and research. To build talent from the ground up, Brampton is well on track to attracting a post-secondary university.

Capital, knowledge and innovation – we have the necessary ingredients to build a better Brampton.

There's no better time than now to invest in Brampton.



A handwritten signature in black ink that reads "Jeff Bowman".

Jeff Bowman
City Councillor Wards 3 & 4
Chair, Economic
Development Committee

CHAIR'S MESSAGE

Exciting things are happening in Brampton.

From world-class developments to the expansion and retention of existing business operations – Brampton is demonstrating that it is a people-powered economy on the move.

The pages of this Annual Report are full of facts and examples highlighting the continuous growth in Brampton. We have built partnerships across governments, businesses and communities to move our city forward. We have innovators with new ideas and approaches, creating new opportunities. Investment in infrastructure and target sectors like Human Health and Sciences are laying the groundwork for continued growth and expansion.

Brampton is the ninth largest city in Canada, and across many measures of economic development activity – we're exceeding our position.

This is the right time, and Brampton is the right place to do business.

ECONOMIC HIGHLIGHTS

208 NEW BUSINESSES | **1,466 NEW JOBS** | **6TH LARGEST CONSTRUCTION MARKET IN CANADA**

Brampton's economy is fundamentally sound and strong. With continued population and employment growth, Brampton is expected to continue on its positive economic growth curve going into 2016, although at a modest pace.

While the Canadian economy has been facing challenging times in numerous sectors and struggling for growth, the real estate market has been holding steady and showing resilience. In spite of the Canadian dollar and crude oil prices simultaneously dropping, and employment cutbacks, the industrial-commercial real estate market continues to achieve modest but steady growth in the Greater Toronto Area (GTA).

Brampton's unemployment rate has dropped to 6.8 per cent, the lowest level since 2008.

The total number of new businesses in 2015 was up 5.6 per cent from 2014, while new employment was down 32.5 per cent with Brampton attracting 208 new businesses and 1,466 new jobs. **Brampton's total construction value was strong in 2015 at over \$2.7 billion, up over 20 per cent.** **Industrial construction activity was up almost 100 per cent**, while commercial construction activity was down over 42 per cent, and institutional construction was down 41 per cent. Brampton's residential construction market, at close to \$2.2 billion, was up over 36 per cent from 2014. This decrease in the commercial construction market was due in part to the strong showing in residential construction in 2015. Commercial construction is expected to gain strength in the subsequent years.

Brampton's industrial sector showed confidence in the future of the economy by building 11 significant expansions led by Gap Inc.'s 333,000 square foot, \$20 million addition to their distribution centre. Four new industrial speculative buildings totalling close to 790,000 square feet added to the city's inventory.

Brampton's competitive tax rates and regulatory environment, extensive transportation network, close proximity to major labour and consumer markets (specifically the GTA market of 6 million), and availability of land has created

positive demand in the Brampton real estate sector. Brampton has sustained a top six position in Canada with respect to total construction activity, a fourth position in industrial construction activity and fifth place in total residential construction activity.

Within the GTA (Toronto CMA*), Brampton once again finished strong, second only to the City of Toronto in total construction, institutional construction, residential construction, and number of residential units under construction. Overall in the GTA, Brampton ranked third in non-residential activity, third in industrial activity and fifth in commercial activity.

*Toronto CMA (Toronto Census Metropolitan Area)

Brampton's anticipated growth is supported by its Official Plan and a diverse economic base. The City's vision and strategy continues to be focused on the redevelopment of the Queen Street Corridor and on the attraction of new industrial-commercial development in its strategically located business parks.

Brampton's population and employment growth supports economic expansion over the next 25-years. Brampton has and will continue to maintain its place as an important and strategic location in the strong GTA marketplace – one of Canada's key economic engines.

ECONOMIC INDICATORS

BRAMPTON INDICATORS	2015	2014	VARIANCE (15/14)
Total New Employment ¹	1,466	2,171	-32.5%
Total New Business ¹	208	197	5.6%
Unemployment Rate % (Region of Peel) ²	6.8	8.5	-20%
Total Construction Value ³	\$2,731,790,832	\$2,260,648,985	20.8%
Residential Construction Value ³	\$2,199,427,993	\$1,610,833,913	36.5%
Industrial Construction Value ³	\$210,476,550	\$105,285,725	99.9%
Commercial Construction Value ³	\$83,493,369	\$145,475,986	-42.6%
Institutional Construction Value ³	\$233,386,668	\$395,503,901	-41%
Housing Resale Activity ⁴	9,365	8,332	12.4%
Average House Price ⁴	\$488,497	\$444,007	10%
Housing Permits (units) ³	5,449	4,366	24.8%
Industrial Vacancy Rate % (Q4 2015/2014) ⁵	3.9	5.5	-29.1

Source: ¹ Brampton Economic Development Office. ² Statistics Canada Labour Force Survey, December 2014-December 2015
³ Brampton Building Division, December 2015. ⁴ Monthly MarketWatch (Toronto Real Estate Board) December 2015
⁵ GTA Q4 2015/2014 Industrial Statistics – (Colliers International)

TOTAL CONSTRUCTION VALUE IN CANADA

2015 (in \$ '000s)

1	\$7,808,400	Toronto, ON
2	\$6,152,740	Calgary, AB
3	\$4,320,790	Edmonton, AB
4	\$3,083,873	Vancouver, BC
5	\$2,904,932	Montréal, QC
6	\$2,736,529	Brampton, ON
7	\$2,101,610	Ottawa, ON
8	\$1,436,441	Surrey, BC
9	\$1,392,726	Winnipeg, MB
10	\$1,378,922	Vaughan, ON

Source: Statistics Canada, Catalogue no. 64-001-XWF. Compiled by the Brampton Economic Development Office

INDUSTRIAL MARKET OVERVIEW

In 2015, Brampton's industrial construction market consisted of seven new buildings, totaling over 875,000 square feet and additions, to 11 existing industrial facilities totaling close to 550,000 square feet. At over \$210 million* in construction value, the total industrial investment market was up almost 100 per cent from 2014.

*Total includes: new buildings, additions, alterations and miscellaneous

According to Statistics Canada's national construction value rankings, Brampton's industrial construction activity ranked third in the Greater Toronto Area (Toronto CMA) and was fourth overall in Canada, up from ninth position in 2014.

Some of our leading businesses such as Gap Inc., Canadian Blood Services, Maplehurst Bakeries and Coca-Cola Refreshments Canada reinvested with significant expansions to existing industrial facilities, adding over 400,000 square feet in total and nearly \$35 million in construction value. This degree of investment in the city is a testament to the value businesses see in Brampton.

INDUSTRIAL CONSTRUCTION ACTIVITY – 2015

USER	LOCATION	PERMIT TYPE	VALUE	SIZE (SQ. FT.)
Gap Inc.	9500 McLaughlin Road North	Addition	\$20,000,000	333,272
Williams Parkway Operations Centre and Works Yard – Operations Building	1977 Williams Parkway	Addition	\$17,618,000	120,967
Speculative Building	9 West Drive	New	\$16,000,000	453,967
Speculative Building	3495 Steeles Avenue East	New	\$13,361,085	159,797
Canadian Blood Services	100 Parkshore Drive	Addition	\$11,000,000	36,091
Speculative Building	525 Deerhurst Drive	New	\$8,000,000	153,281
Williams Parkway Operations Centre and Works Yard – Sand and Salt Storage	1975 Williams Parkway	New	\$4,787,300	63,529
Maplehurst Bakeries	379 Orenda Road	Addition	\$2,300,000	25,537
Direct Coffee Services	2600 Williams Parkway	New	\$1,800,000	23,106
Williams Parkway Operations Centre and Works Yard – Truck Wash	1976 Williams Parkway	New	\$1,761,900	4,801
Coca-Cola Refreshments Canada	15 Westcreek Boulevard	Addition	\$1,500,000	7,223
Speculative Building	105 East Drive	New	\$1,000,000	16,590
Vermeer Canada	10 Indell Lane	Addition	\$1,000,000	4,634
Adesa Auctions Canada Corporation	75 Auction Lane	Addition	\$800,000	9,505
Kruger Packaging	10 Pedigree Court	Addition	\$625,000	4,058
Ocean Fresh Packers Inc.	3 Edvac Drive	Addition	\$520,000	6,211
Battlefield Equipment Rental/Toromont	27 Finley Road	Addition	\$300,000	1,636
Arcelormittal Tubular Products Canada	14 Holtby Avenue	Addition	\$100,000	665
TOTAL		NEW	\$46,710,285	875,070
		ADDITIONS	\$55,763,000	549,799
		TOTAL	\$102,473,285	1,424,869

Source: City of Brampton Building Division, 2015



Gap Inc.

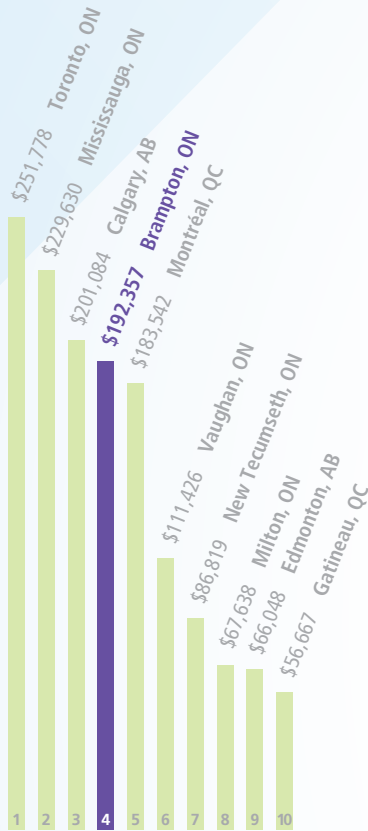
Gap Invests in Brampton

In September, Gap Inc. began a major expansion to their Brampton facility at 9500 McLaughlin Road North by investing \$20 million in the addition of 330,000 square feet to the existing space. With the new expansion, this facility totals over one million square feet on 55 acres.

INDUSTRIAL MARKET OVERVIEW

INDUSTRIAL CONSTRUCTION VALUE IN CANADA

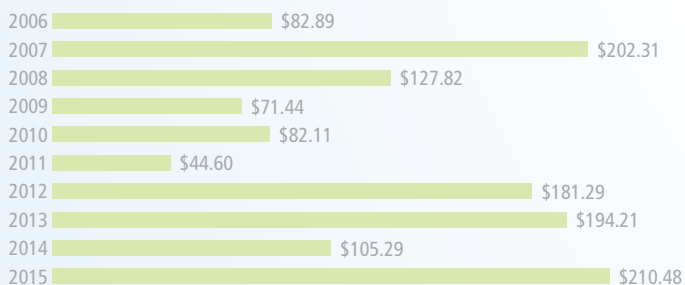
2015 (in \$ '000s)



Source: Statistics Canada, Catalogue no. 64-001-XWF. Compiled by the Brampton Economic Development Office.

INDUSTRIAL CONSTRUCTION ACTIVITY IN BRAMPTON

2006-2015 (\$Million)



Source: City of Brampton Building Division, 2006-2015

INDUSTRIAL BUILDING SALES – 2015

PROPERTY ADDRESS	SALE PRICE	SQ. FT.	PRICE/ SQ. FT.
10 Sun Pac Boulevard	\$24,500,000	355,000	\$69
440 Railside Drive	\$19,150,000	250,000	\$77
2155 Steeles Avenue East, 7956 Torbram Road	\$13,500,000	158,533	\$85
11 Kenview Boulevard	\$11,800,000	145,142	\$81
78 Walker Drive	\$11,000,000	150,044	\$73
140 Nuggett Court	\$8,250,000	71,916	\$115
1 Wilkinson Road	\$8,000,000	106,270	\$75
10 Colony Court	\$7,429,440	96,403	\$77
Bryan Industrial Developments Limited	\$7,059,000	72,124	\$98
116 Walker Drive	\$7,000,000	83,650	\$84
101 Glidden Road	\$6,088,500	103,618	\$59
1600 Clark Boulevard	\$5,800,000	79,300	\$73
290 Clarence Street	\$5,450,000	20,500	\$266
85 Devon Road	\$5,200,000	19,780	\$263
11 Automatic Road	\$4,850,000	55,692	\$87
5 West Drive	\$4,745,000	43,648	\$109
6 Colony Court	\$4,500,000	14,034	\$321
136 East Drive	\$4,350,000	34,520	\$126
30 Delta Park Boulevard	\$4,177,500	40,399	\$103
65 Devon Road	\$4,000,000	28,340	\$141
15 Strathearn Avenue	\$3,883,024	18,000	\$216
8 Finley Road	\$3,700,000	21,389	\$173
241 Deerhurst Drive	\$3,600,000	26,638	\$135
12 Shaftsbury Lane	\$3,400,000	75,500	\$45
24 Cadetta Road	\$3,150,000	10,000	\$315
25 Devon Road	\$3,150,000	27,055	\$116
30 Devon Road	\$2,800,000	24,000	\$117
43 Wentworth Court	\$2,700,000	23,719	\$114
221 Advance Boulevard	\$2,600,000	18,806	\$138
128 Hedgedale Road	\$2,250,000	18,337	\$123
153 Rutherford Road South	\$2,100,000	22,452	\$94
234 Wilkinson Road	\$2,060,000	13,924	\$148
37 Sun Pac Boulevard	\$2,035,000	16,802	\$121
386 Deerhurst Drive	\$2,000,000	18,535	\$108
9 Hansen Road South	\$1,875,000	8,595	\$218
120 Advance Boulevard	\$1,860,000	7,100	\$262
10 Imperial Court	\$1,575,000	11,940	\$132
110 Kennedy Road South	\$1,550,000	7,000	\$221
26 Bramsteele Road	\$1,425,000	9,900	\$144
3 Rainham Court	\$1,350,000	5,037	\$268
232 Wilkinson Road	\$1,350,000	9,300	\$145
M & B Baranek Limited & Stafford Drive Holdings	\$1,200,000	13,702	\$88
32 Stafford Drive	\$1,200,000	7,000	\$221
8 Research Road	\$1,125,000	12,000	\$94
126 Kennedy Road South	\$1,100,000	6,500	\$169
TOTAL	\$221,887,464	2,362,144	
AVERAGE PRICE PER SQ. FT.			\$140

Source: The Marsh Report, 2015

INDUSTRIAL LAND SALES – 2015

PROPERTY ADDRESS	SALE PRICE	ACRES	PRICE PER ACRE
Production Road	\$10,351,250	11.86	\$875,000
Dixie Road	\$4,840,000	4.84	\$1,000,000
12 Henderson Ave., 18 Sheard Ave.	\$3,750,000	7.7	\$487,013
11461 Airport Road	\$2,204,800	3.21	\$686,854
Wentworth Court	\$2,150,000	2.07	\$1,038,647
4 Cadetta Road	\$1,950,000	2.39	\$815,900
TOTAL	\$25,246,050	32.07	
AVERAGE PRICE PER ACRE			\$817,236

Source: The Marsh Report, 2015

Anatolia Capital Corporation



Anatolia Capital Corporation

Construction commenced in April on a new industrial redevelopment project located at 9 West Drive. Anatolia Capital will construct a 453,967 square foot facility, investing \$16 million.

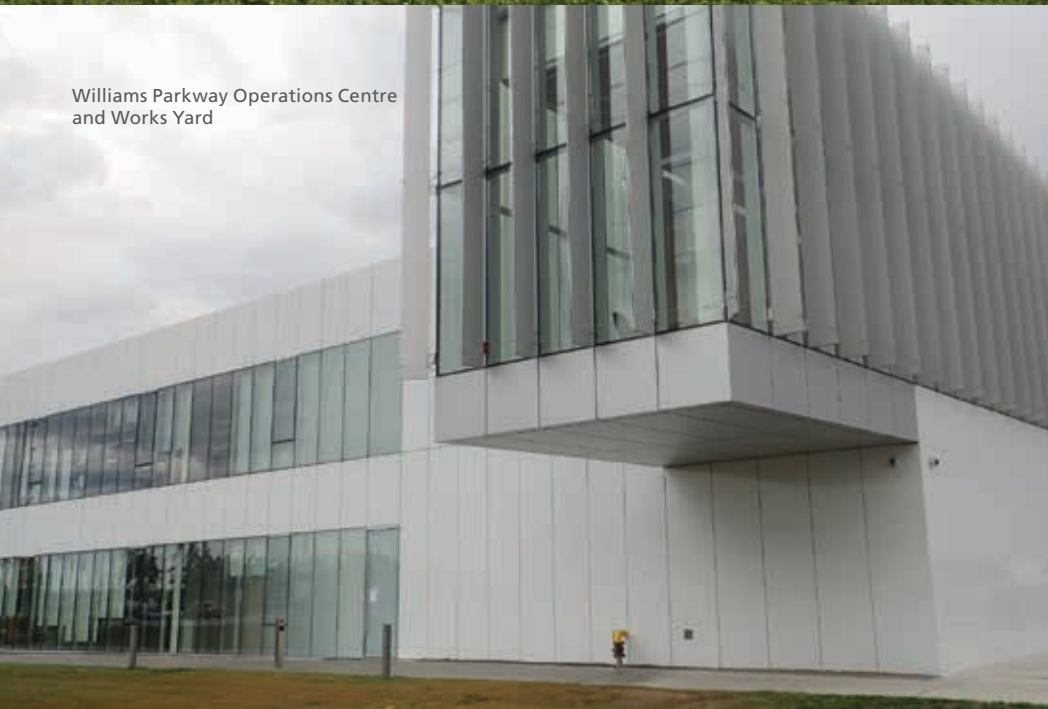
Trailcon Leasing Inc.



Trailcon Leasing Inc.

In June, Trailcon Leasing Inc. opened their impressive new 30,000 square foot custom-built headquarters, sitting on 15 acres. Trailcon invested \$22 million in acquiring the land and building construction, and the building is now home to more than 100 office staff and technicians. Trailcon Leasing Inc. is a leader in trailer rental, leasing and maintenance solutions and has contracts with Walmart, Pizza Pizza and Maple Lodge Farms.

Williams Parkway Operations Centre and Works Yard



Williams Parkway Operations Centre and Works Yard (City of Brampton)

Construction was completed on phase one of the new state-of-the-art two-storey administration facility located at 1975 Williams Parkway. This LEED® Gold certified 12,000 square foot project, features office space, meeting rooms, a traffic control centre and training facilities. Construction has begun on phase two, a two-storey Fleet and Operations Centre to be completed in Fall 2017.

COMMERCIAL MARKET OVERVIEW

COMMERCIAL CONSTRUCTION ACTIVITY – 2015

USER	LOCATION	PERMIT TYPE	VALUE	SIZE (SQ. FT.)
Acura 2000	2250 Queen Street East	Addition	\$7,000,000	60,242
Multiple tenants	20 Maritime Ontario Boulevard	New	\$5,500,000	47,984
Multiple tenants	15 Fandor Way	New	\$3,205,200	28,750
Multiple tenants	11765 Bramalea Road	New	\$3,130,000	24,846
Multiple tenants	11775 Bramalea Road	New	\$2,741,000	21,656
Lullaboo Nursery and Childcare Centre	1450 Queen Street West	New	\$2,300,000	13,907
Multiple tenants	10635 Bramalea Road	New	\$2,000,000	9,769
Infiniti Car Dealership	60 Coachworks Crescent	New	\$2,000,000	16,322
Multiple tenants	10 Squire Ellis Drive	New	\$1,550,000	15,498
Chalo! FreshCo.	10615 Bramalea Road	New	\$1,500,000	59,399
LCBO	31 Worthington Avenue	Addition	\$1,300,000	10,979
Scotia Bank	85 Dufay Road	New	\$1,228,500	4,263
Multiple tenants	90 Maritime Ontario Boulevard	New	\$1,200,000	10,617
Royal Bank	95 Dufay Road	New	\$1,200,000	4,009
Scotia Bank	10645 Bramalea Road	New	\$1,100,000	4,993
Rice Development	7735 Kennedy Road	New	\$1,100,000	10,737
Multiple tenants	10525 Bramalea Road	New	\$1,000,000	9,763
Multiple tenants	10545 Bramalea Road	Addition	\$1,000,000	9,768
LCBO	11785 Bramalea Road	New	\$1,000,000	10,099
Gateway Chevrolet	2 Gateway Boulevard	Addition	\$1,000,000	2,583
Multiple tenants	11795 Bramalea Road	New	\$869,000	6,865
TD Canada Trust	10655 Bramalea Road	New	\$850,000	5,134
Royal Bank of Canada	10555 Bramalea Road	New	\$500,000	4,730
City Petroleum Gas Bar	176 Main Street South	Addition	\$500,000	2,071
Multiple tenants	9845 Chinguacousy Road	New	\$500,000	4,502
TOTAL		NEW	\$34,473,700	313,843
		ADDITIONS	\$10,800,000	85,644
		TOTAL	\$45,273,700	399,488

Source: City of Brampton Building Division, 2015

COMMERCIAL BUILDING SALES – 2015

PROPERTY ADDRESS	SALE PRICE	SIZE SQ. FT.	PRICE PER SQ. FT.
9455 - 9515 Mississauga Road	\$93,850,000	289,685	\$324
1 Kenview Boulevard	\$6,250,000	79,005	\$79
10725 McLaughlin Road	\$5,000,000	11,731	\$426
310 Queen Street East	\$3,660,126	15,000	\$244
40 Lacoste Boulevard	\$3,563,986	10,289	\$346
312 Queen Street East	\$2,200,000	5,526	\$398
80 Eastern Avenue	\$1,779,000	5,272	\$337
1453 Queen Street West	\$1,675,000	3,700	\$453
821 Bovaird Drive	\$1,550,000	3,000	\$517
196 Main Street South	\$1,315,000	4,000	\$329
28 Kennedy Road South	\$1,150,000	3,520	\$327
8887 The Gore Road	\$1,130,000	3,832	\$295
10 Cottrelle Boulevard	\$1,100,000	2,625	\$419
9 George Street North	\$1,050,000	2,500	\$420
TOTAL	\$125,273,112	439,685	
AVERAGE PRICE PER SQUARE FOOT			\$351

6 Source: City of Brampton Building Division, 2015

New construction dominated Brampton's commercial market in 2015. With 20 new commercial projects and five additions, **close to 400,000 square feet was added to the commercial inventory, translating to \$83.5 million* in construction value.**

According to Statistics Canada's national construction value rankings, **commercial construction activity in Brampton ranked fifth in the Greater Toronto Area (Toronto CMA) and twenty-first nationally.**

Notable commercial activity included Brasun Developments' 100,000 square foot retail development anchored by FreshCo. at 10545 – 10645 Bramalea Road, Brampton (Northeast) Shopping Centres' 65,000 square foot retail development at 11765 – 11795 Bramalea Road, and Brampton Town Centre's 60,000 square foot retail development at 20 and 90 Maritime Ontario Boulevard. Several other retail pads and buildings, including the Lullaboo Nursery and Childcare Centre at 1450 Queen Street West also commenced construction in 2015.

*Total includes: new buildings, additions, alterations and miscellaneous

COMMERCIAL LAND SALES – 2015

PROPERTY ADDRESS	SALE PRICE	ACRES	PRICE PER ACRE
Mississauga Road	\$7,016,800	7.3	\$961,205
Queen Street East	\$4,900,000	5.34	\$917,603
Queen Street East	\$3,082,000	3.09	\$997,411
Mississauga Road	\$1,200,000	2.18	\$550,459
7377 Mayfield Road	\$1,100,000	1.66	\$662,651
TOTAL	\$17,298,800	19.5	
AVERAGE PRICE PER ACRE			\$817,866

Source: The Marsh Report, 2015

Chalo! FreshCo.



Chalo! FreshCo.

In August, Sobeys Inc. opened its **first South Asian-focused discount supermarket** called Chalo! FreshCo. The 50,000 square foot facility located at 10615 Bramalea Road, features an assortment of rice, spices, lentils, snacks, fresh produce and halal and non-halal meat counters. The store caters to the South Asian market while also inspiring all Canadians to discover new foods.

Mercedes-Benz



Automotive Retail Investments

Brampton's newest luxury auto mall located at Mayfield Road and Highway 410, currently home to Mercedes-Benz Canada, BMW Canada, and Bramgate Volkswagen, **saw construction begin on a new \$2 million, 16,000 square foot Infinity Dealership at 60 Coachworks Crescent.**

In addition, Acura 2000 added 60,000 square feet of dealership floor space at 2250 Queen Street East. Gateway Chevrolet added 2,600 square feet to its dealership at 2 Gateway Boulevard and Adesa Auctions Canada* added 9,500 square feet at 75 Auction Lane.

*Adesa Auctions is recorded as an industrial permit.

Canon Canada Inc.



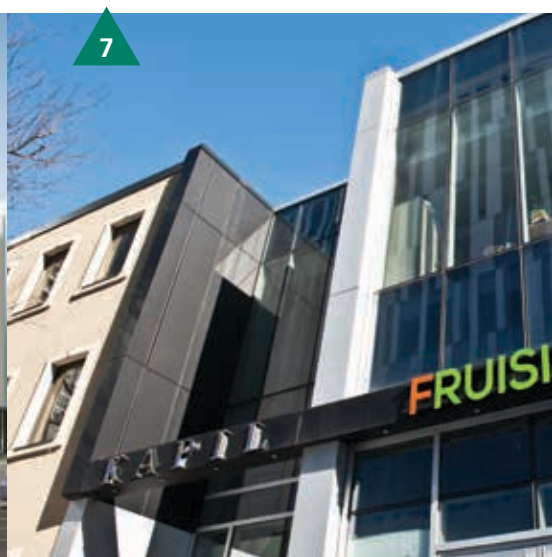
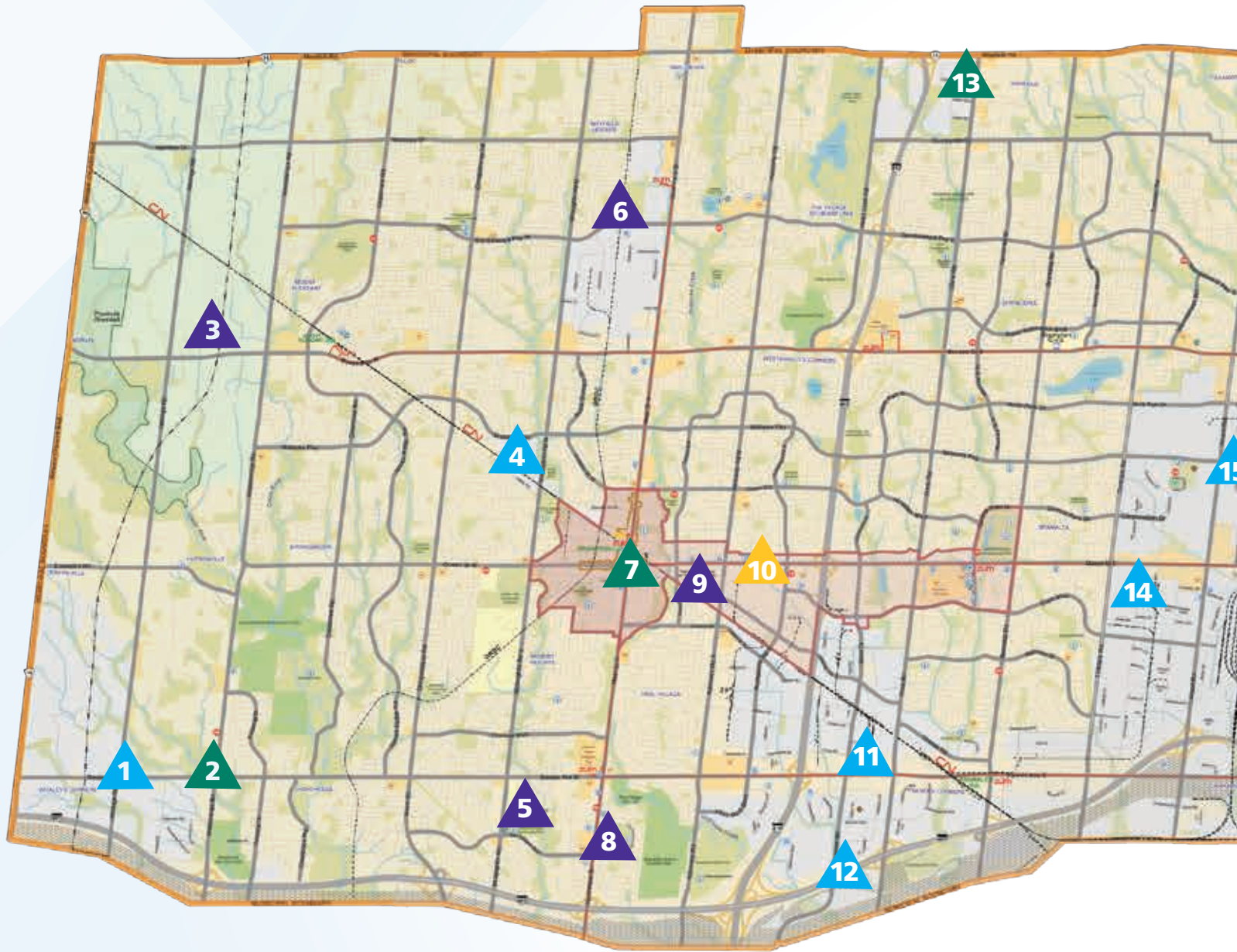
Canon Canada Inc.

Canon Canada's new 190,000 square foot, \$66 million* headquarters at Mississauga Road and Steeles Avenue West continued with its ongoing construction. The new five-storey facility will replace the company's current office on Dixie Road in Mississauga and is scheduled to open in the fall 2016.

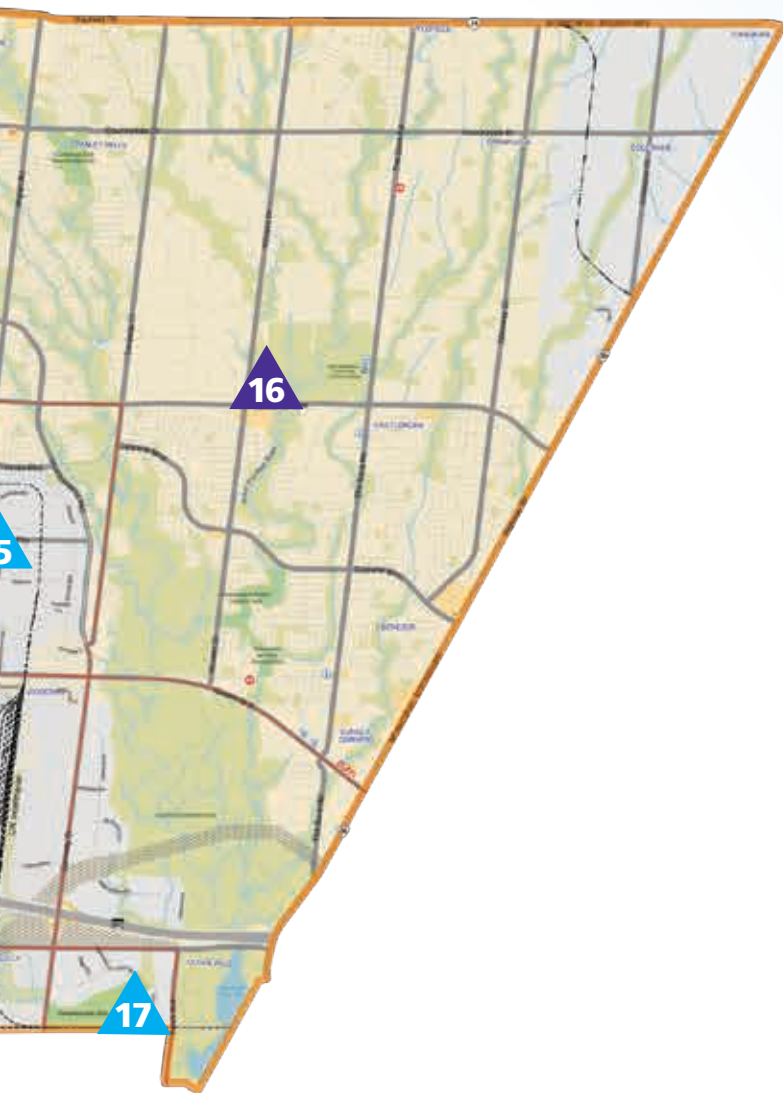
*Construction costs plus land value

KEY DEVELOPMENTS &

2015 TOTAL CONSTRUCTION | \$2.7 BILLION INVESTMENT IN BRAMPTON



INVESTMENTS



LEGEND

- ▲ Industrial
- ▲ Commercial/Retail
- ▲ Mixed-Use
- ▲ Institutional

- ▲ **1 Orlando Corporation, Churchill Business Community:** New spec building, 1 million sq. ft., \$43 million* investment. 8050 Heritage Rd.
- ▲ **2 Canon Canada Inc. new Canadian head-office:** 3 buildings, 190,000 sq. ft. each, \$66 million** investment. Phase one opening 2016. 8000 Mississauga Rd.
- ▲ **3 St. Elias Ukrainian Catholic Church:** New 11,000 sq.ft. facility. \$4 million* investment. 10193 Heritage Rd.
- ▲ **4 Gap Inc.:** 333,000 sq. ft. addition. \$20,000 million* investment. 9500 McLaughlin Rd. N.
- ▲ **5 Sheridan College:** Davis Campus, Skilled Trades Centre, new 131,000 sq. ft. facility. \$47.5 million** investment. 7899 McLaughlin Rd. S.
- ▲ **6 City of Brampton Transit Terminal:** New 119,000 sq. ft. facility. \$25 million** investment. 130 Sandalwood Pkwy. W.
- ▲ **7 Kapil:** Redevelopment. 4,400 sq. ft. commercial building. \$235,000* investment. 6 George St. S.
- ▲ **8 A. Grenville and William Davis Court House:** six-storey expansion, 110,000 sq. ft. 7755 Hurontario St. S.
- ▲ **9 Peel Memorial Centre for Integrated Health and Wellness:** Completion in fall 2016, fully operational in early 2017. Phase one 350,000 sq.ft. facility. \$530 million** investment. (600,000 sq. ft.) 20 Lynch St.
- ▲ **10 Supportive Housing in Peel (SHIP Building):** 205 units, 30,000 sq. ft., mixed-use retail/office/residential, \$40 million* investment. 247 Queen St. E.
- ▲ **11 Anatolia Capital Corporation:** New 454,000 sq. ft. facility. \$16 million* investment. 9 West Dr.
- ▲ **12 Coca-Cola Refreshments Canada:** 7,223 sq. ft. addition. \$1.5 million* investment. 15 Westcreek Blvd.
- ▲ **13 Infinity Dealership:** New 16,000 sq.ft. facility. \$2 million* investment. 6 Coachworks Cres.
- ▲ **14 Carttera Management Inc.:** New 900,000 sq. ft. industrial facility. \$59 million** investment. 8875 Torbram Rd.
- ▲ **15 Williams Parkway Operations Centre and Works Yard (City of Brampton):** New LEED Certified two-storey, 121,000 sq. ft. facility. \$24 million** investment. 1975 Williams Pkwy.
- ▲ **16 ErinoakKids Centre for Treatment and Development:** 121,000 sq. ft. facility on 8 acres. Opening in 2017. \$60 million** investment. 10145 McVean Dr.
- ▲ **17 Canadian Blood Services (HQ):** 36,000 sq. ft. addition. \$11 million* investment. 100 Parkshore Dr.

*Construction costs ** Construction costs and land value

INSTITUTIONAL MARKET OVERVIEW

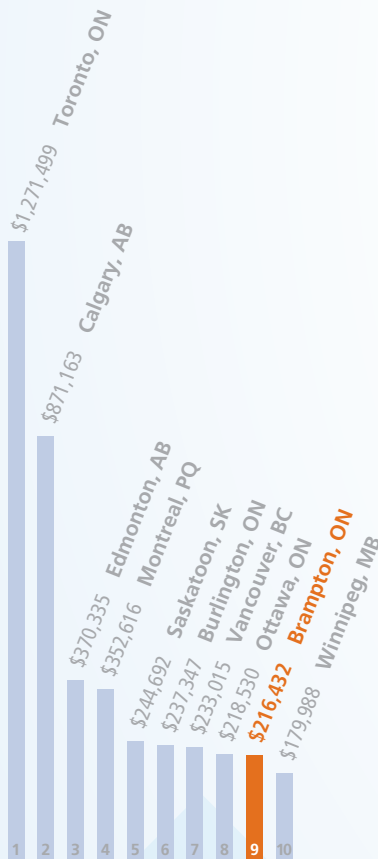
In 2015, Brampton's institutional construction market was the ninth largest nationally and second after Toronto in the Greater Toronto Area (Toronto CMA).

The institutional construction market in 2015 consisted of 16 new buildings, totaling over one million square feet. At over \$233 million* in construction value, the total institutional investment market was down 41 per cent from 2014, due mainly to the Peel Memorial Centre for Health and Wellness that commenced construction in 2014.

* Total includes: new buildings, additions, alterations and miscellaneous

INSTITUTIONAL CONSTRUCTION VALUE IN CANADA

2015 (in \$ '000s)



Source: Statistics Canada, Catalogue no. 64-001-XWF
Compiled by the Brampton Economic Development Office.

INSTITUTIONAL CONSTRUCTION ACTIVITY – 2015

USER	LOCATION	PERMIT TYPE	VALUE	SIZE (SQ. FT.)
Sheridan College Davis Skilled Trades Centre	7899 McLaughlin Road	New	\$41,386,763	131,234
Credit Valley No. 2 Secondary School	500 Elbern Markell Drive	New	\$38,800,000	208,928
ErinoakKids Centre for Treatment and Development	10145 McVean Drive	New	\$38,154,000	123,311
Brampton Transit Terminal	130 Sandalwood Parkway West	New	\$25,000,000	119,217
Brampton Library	10705 Bramalea Road	New	\$17,000,000	26,834
Credit Valley 3 No. 1 Public School	50 Parity Road	New	\$14,500,000	86,908
Bramwest 3 No. 1 Public School	140 Howard Stewart Road	New	\$13,800,000	82,785
Mount Pleasant No. 7 Public School	30 Tribune Drive	New	\$13,300,000	80,008
Countryside Village Public School	40 Dolbyhill Drive	New	\$13,000,000	80,008
Brampton Fire and Emergency Services	52 Rutherford Road South	New	\$9,900,000	33,107
Bram West No. 2 Catholic Elementary School	60 Olivia Marie Road	New	\$9,000,000	57,038
Chinguacousy Park Refrigerated Trail and Water Feature	9030 Bramalea Road	New	\$5,350,000	3,218
St. Elias Ukrainian Catholic Church	10193 Heritage Road	New	\$4,191,000	11,458
Guruvayurappan Temple of Brampton	2580 Countryside Drive	New	\$3,064,040	11,779
Peel Regional Paramedic Services	75 Exchange Drive	New	\$1,735,000	2,939
Tu Thuyen Ni Yu Vietnamese Buddhist	241 Queen Street West	New	\$422,800	1,633
Kingdom House Christian Centre	40 Holtby Avenue, No. 3	Addition	\$75,000	1,485
TOTAL		NEW	\$231,603,603	1,033,569
		ADDITIONS	\$75,000	1,485
		TOTAL	\$231,678,603	1,035,055

*Source: City of Brampton Building Division, 2015

INSTITUTIONAL LAND SALES – 2015

LOCATION	SALE PRICE	ACRES	PRICE PER ACRE
Bovaird Drive West	\$10,796,240	14.8	\$729,476
Howard Stewart Road	\$6,686,910	7.02	\$952,550
Royal West Drive	\$6,486,360	6.44	\$951,886
Veterans Drive	\$5,961,480	6.06	\$983,743
Veterans Drive	\$14,872,380	15.92	\$934,195
TOTAL	\$44,803,370	50.24	
AVERAGE PRICE PER ACRE			\$910,370

Source: The Marsh Report, 2015

Sheridan College Davis
Skilled Trades Centre



Sheridan College's Skilled Trades Centre

Sheridan College made a \$47.5 million investment at its Davis Campus with the construction of a new facility dedicated to the skilled trades.

Construction has begun on the three-storey, 130,000 square foot building, scheduled to open in September 2017. This new location will allow students direct access to Sheridan's engineering programs located in the adjacent Davis Applied Engineering Centre (DAEC).

ErinoakKids Centre for
Treatment and Development



ErinoakKids Centre for Treatment and Development

ErinoakKids broke ground in May of 2015 on its new Brampton facility located at 10145 McVean Drive. **The 122,000 square foot, 26- bed facility will house what will be Ontario's largest respite centre for children who are medically fragile, technology dependent or have complex care requirements.** The cost of design and construction for the project is \$163 million.

Peel Memorial Centre for Integrated Health and Wellness

The new facility is on track to be completed by the fall 2016. In early 2017, after a period of equipment installation, training and orientation, it will be fully operational. **The new Peel Memorial will provide a range of specialties, clinics, day programs and services – including high-tech diagnostics, surgery and women’s and children’s health.** Space will also be created for education classrooms where patients and family members can learn from health professionals about how to take a more active role in managing their own health.



Peel Memorial Centre for Integrated Health and Wellness

A. Grenville and William Davis Courthouse

The Province announced a massive expansion to the A. Grenville and William Davis Courthouse in Brampton, targeted for completion in 2017. **The project will address the current pressures felt by the court system in the Peel Region due to population growth.** The expansion project will add another six floors of courtroom and office space, and approximately 110,000 square feet to the existing footprint of 380,000 square feet.



A. Grenville and William Davis Courthouse

St. Elias Ukrainian Catholic Church

After a devastating 2014 fire claimed St. Elias Ukrainian Catholic Church located on Heritage Road, the congregation has now started to rebuild. **Construction has begun on the new 11,000 square foot wooden structure, an investment of \$4 million.**



St. Elias Ukrainian Catholic Church

RESIDENTIAL MARKET OVERVIEW



In 2015, Brampton's residential construction market was the fifth largest in Canada and the second largest in the Greater Toronto Area (Toronto CMA). **A total of 5,449* residential units were created, valued at close to \$2.2 billion.** This represents a 36.5 per cent increase over 2014.

According to the Toronto Real Estate Board, the residential resale market in Brampton recorded 9,365 sales of residential dwellings, which equates to \$4.6 billion with an average selling price of \$488,497. Overall, the resale market was up from the number of sales in 2014 (12.4 per cent), with an average sales price increase of 10 per cent.

*Source: City of Brampton Building Division, December 2015

TOTAL RESIDENTIAL UNITS CREATED IN CANADA

RANK	CITY	# OF RESIDENTIAL UNITS
1	Toronto, ON	15,554
2	Edmonton, AB	13,343
3	Calgary, AB	12,684
4	Vancouver, BC	7,993
5	Montréal, QC	7,219
6	Brampton, ON	5,437
7	Ottawa, ON	4,385
8	Surrey, BC	4,286
9	Winnipeg, MB	3,799
10	Québec, QC	3,744

Source: Statistics Canada, Catalogue no. 64-001-XWF
Compiled by the Brampton Economic Development Office.

TOTAL RESIDENTIAL UNITS CREATED IN TORONTO CMA

RANK	CITY	# OF RESIDENTIAL UNITS
1	Toronto, ON	15,554
2	Brampton, ON	5,437
3	Vaughan, ON	2,909
4	Mississauga, ON	1,797
5	Oakville, ON	1,787
6	Markham, ON	1,769
7	Richmond Hill, ON	1,460
8	Milton, ON	1,301
9	Aurora, ON	1,001
10	Caledon, ON	952

Source: Statistics Canada, Catalogue no. 64-001-XWF
Compiled by the Brampton Economic Development Office.

TOTAL RESIDENTIAL VALUE IN CANADA

RANK	CITY	\$ VALUE (IN '000s)
1	Toronto, ON	\$4,047,676
2	Calgary, AB	\$3,642,556
3	Edmonton, AB	\$2,835,627
4	Vancouver, BC	\$2,338,263
5	Brampton, ON	\$2,195,809
6	Montréal, QC	\$1,537,945
7	Ottawa, ON	\$1,202,085
8	Surrey, BC	\$974,363
9	Vaughan, ON	\$938,774
10	Winnipeg, MB	\$807,626

Source: Statistics Canada, Catalogue no. 64-001-XWF
Compiled by the Brampton Economic Development Office.

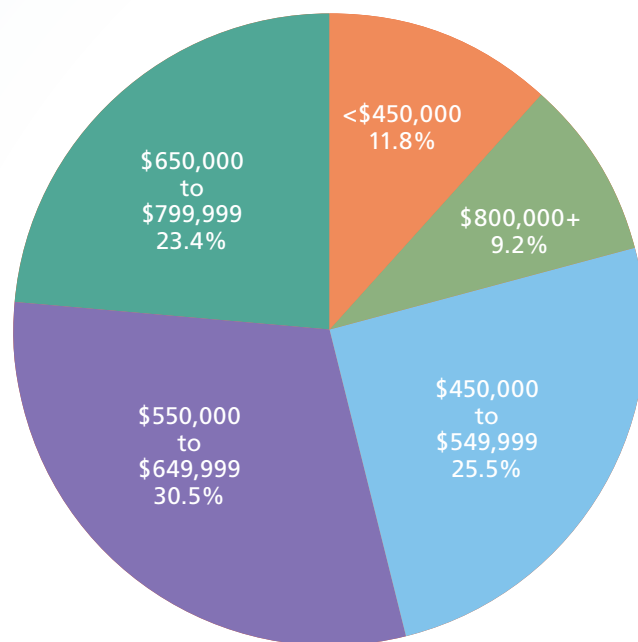
RESIDENTIAL MARKET OVERVIEW

RESIDENTIAL LAND SALES – 2015

LOCATION	SALE PRICE	ACRES	PRICE PER ACRE
The Gore Road	\$15,000,000	11.73	\$1,278,772
Di Blasio Corporation	\$13,100,000	8.68	\$1,509,217
Rising Hill Ridge	\$8,277,825	5.82	\$1,422,307
Countryside Drive	\$7,200,000	25.16	\$286,169
3255 Countryside Drive	\$6,300,000	48.89	\$128,861
10302 Heart Lake Road	\$6,000,000	6.72	\$892,857
10799 Clarkway Drive	\$4,675,000	10.04	\$465,600
11570 McVean Drive	\$3,705,000	10.03	\$369,392
1403 Queen Street West	\$3,100,000	7.72	\$401,600
6889 Mayfield Road	\$2,400,000	4.06	\$591,133
Chinguacousy Road	\$1,600,000	1.03	\$1,553,398
10123 The Gore Road	\$1,500,000	4.31	\$348,028
6875 Mayfield Road	\$1,500,000	9.78	\$153,374
6737 Mayfield Road	\$1,400,000	1.91	\$732,984
AVERAGE PRICE PER ACRE			\$723,835

Source: The Marsh Report

NEW SINGLE DETACHED UNITS BY PRICE – 2015



Source: Canada Mortgage and Housing Corporation, January 2016

SINGLE-DETACHED AVERAGE HOME PRICES		AVERAGE HOME PRICES-RESALE
NEW HOME PRICES	RESALE PRICES	
2015	2015	2015
\$615,926	\$570,029	\$488,497
2014	2014	2014
\$591,968	\$526,333	\$444,007
4%	8.3%	10%

Source: Toronto Real Estate Board, December 2014-2015

ENTREPRENEURSHIP

IN 2015, THE BRAMPTON ENTREPRENEUR CENTRE (BEC) DELIVERED:

16 Starter Company youth entrepreneurs received training, mentoring and provincial grants of \$5,000 each*

*Provincial programs

A large orange triangle containing a photograph of a man in a black polo shirt with a logo, talking to a woman whose back is to the camera.

6,721

Client Inquiries

A large green triangle containing a photograph of a smiling Black woman with short dreadlocks wearing a blue and white patterned top.

523

Consultations

A large blue triangle containing a photograph of a man and a woman in a white t-shirt and purple shirt, both in a plank position on a wooden floor.

99

Business start-ups

A large purple triangle containing a photograph of a man with glasses and a young boy looking at something off-camera.

151

Jobs Created

A large teal triangle containing a photograph of three women sitting around a table, looking at cards or documents.

84

Seminars

1,254

entrepreneurs attended

28 Summer Company youth entrepreneurs received training, mentoring and provincial grants of \$3,000 each*

*Provincial programs

SOCIAL MEDIA



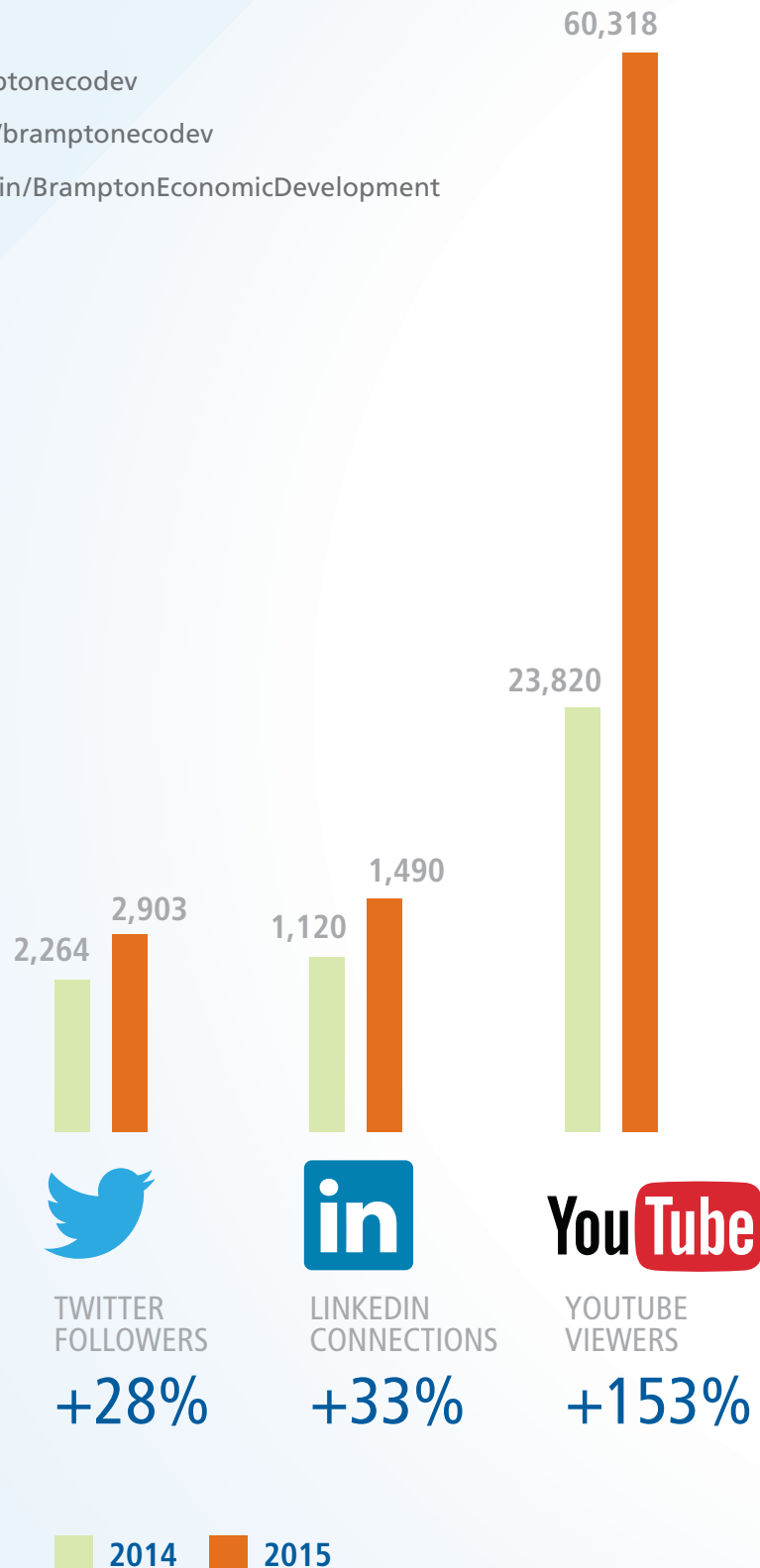
twitter/bramptonecodev



youtube.com/bramptonecodev



linkedin.com/in/BramptonEconomicDevelopment



2015 ACHIEVEMENTS

Brampton has been included in the Top 10 Mid-Sized American Cities of the Future 2015/2016 – Overall winner for FDI strategy and included in the Top 10 in Mid-Sized American Cities for Connectivity and Business Friendliness.



Economic Development Council of Ontario (EDCO) Marketing Awards

Brampton Economic Development Map: **WINNER**

Four Year International Business Development and Marketing Plan (2015-2018): **WINNER**

Brampton Entrepreneur Centre – Youth Entrepreneurship Video: **Honourable Mention**



National Culture Days Award

City of Brampton – Marketing Award – **WINNER**



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BRAMPTON

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