

BRAMPTON MEANS BUSINESS *NOW*

Economic Impact of COVID-19

City of Brampton Analysis

Economic Development

Committee of Council

Economic Development - Investment Services

POLICY, RESEARCH & DATA

- Provide latest info on the Industrial and Commercial marketplace.
- Business resources, information, reports, statistics and demographics.
- Ensure Economic Development Implication input on cross section of City initiatives.

BUSINESS FACILITATION

- Investment Consultation
- Marketing Research and Analysis
- Site Selection
- Relocation and Expansion Support

MUNICIPAL DEVELOPMENT FACILITATION

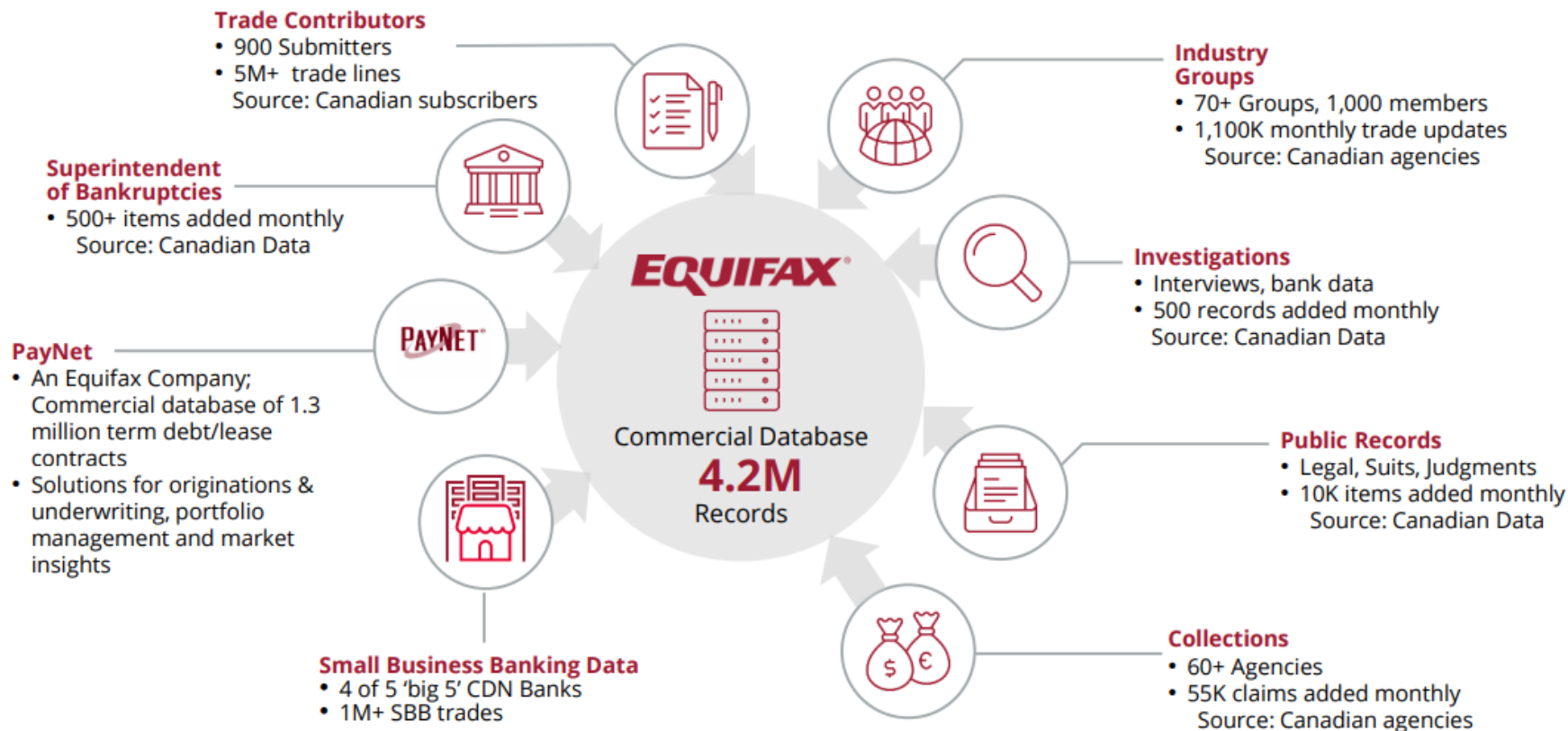
- Development Enquiries and Information
- Informal Consultations
- Expeditor/Concierge Services
- Incentives



Impact on Business

**EQUIFAX®**

Equifax has created an industry leading **Commercial** database with **4.2 million records**



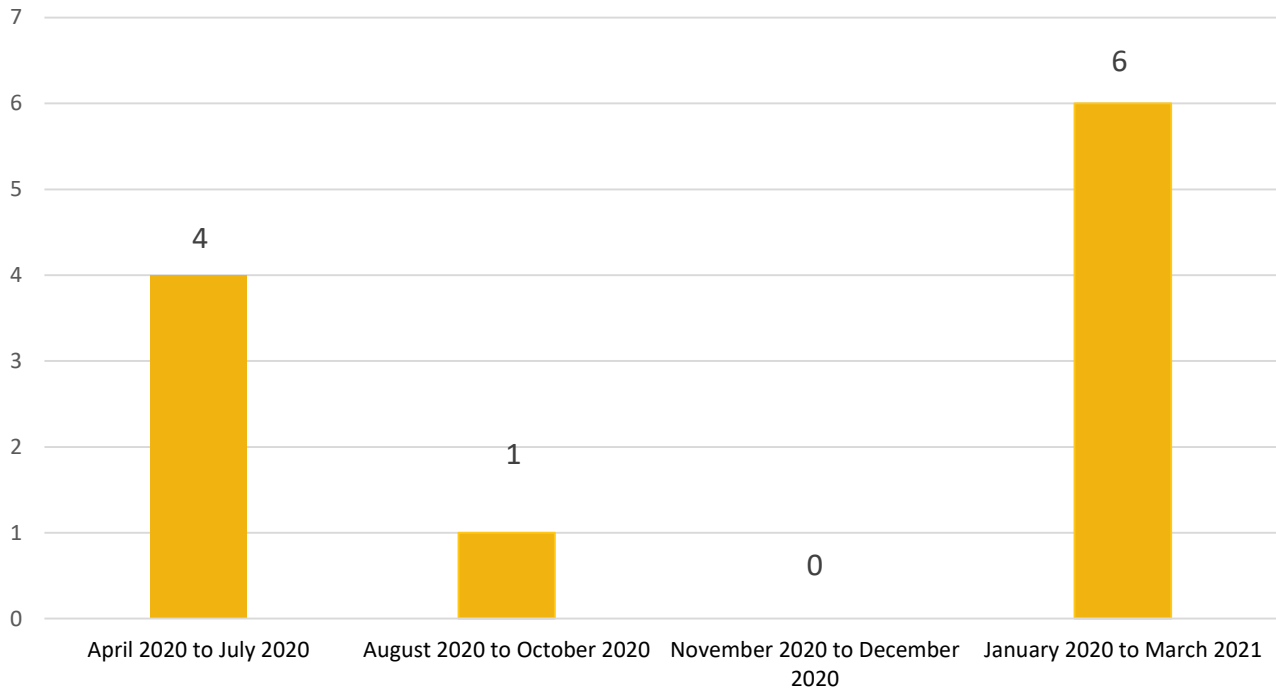
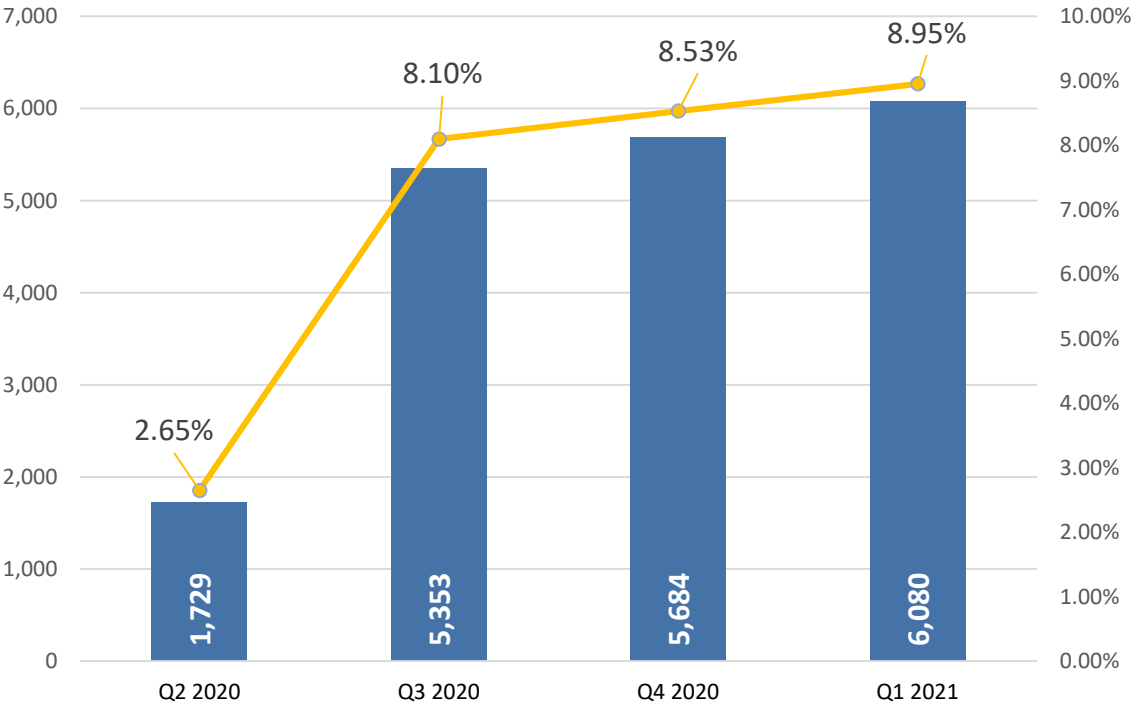
Impact on Businesses



Inactive Businesses



Businesses Declared Bankruptcy

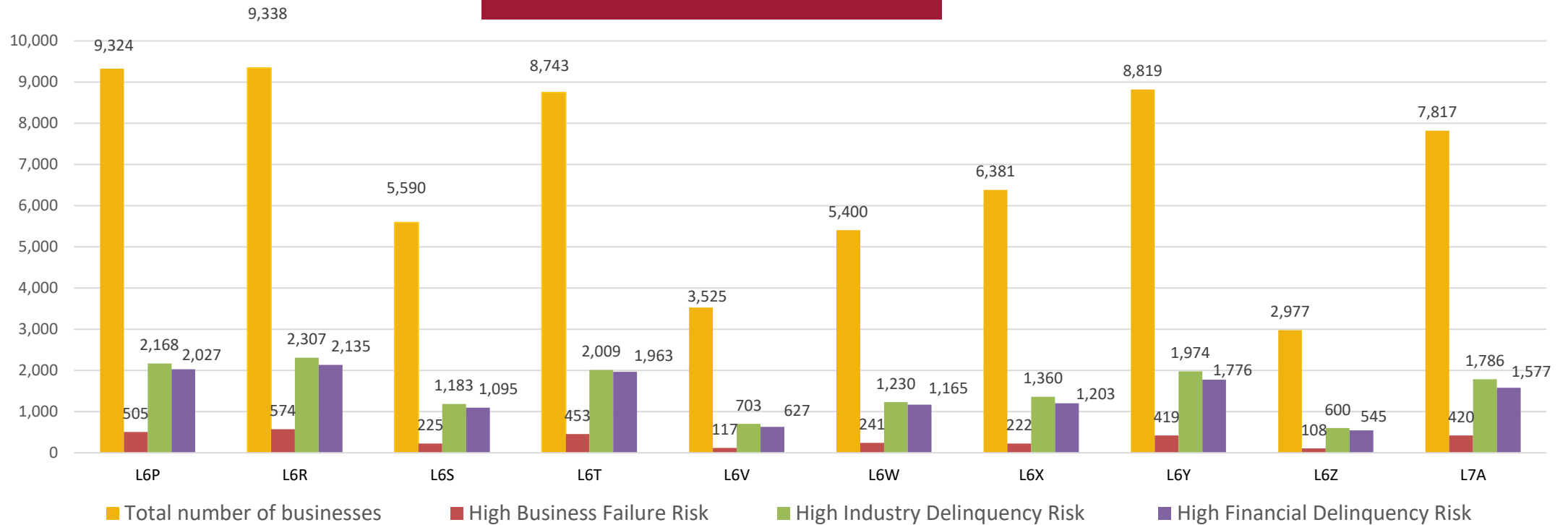


Inactive business: A business was active (made any transactions/payments) in March 2020 but was inactive during indicator timeframe.

High Risk Indicators

Health of Commercial Entities in Brampton March 2021

EQUIFAX



Business failure risk: a business will cease to do business within the next 12 months

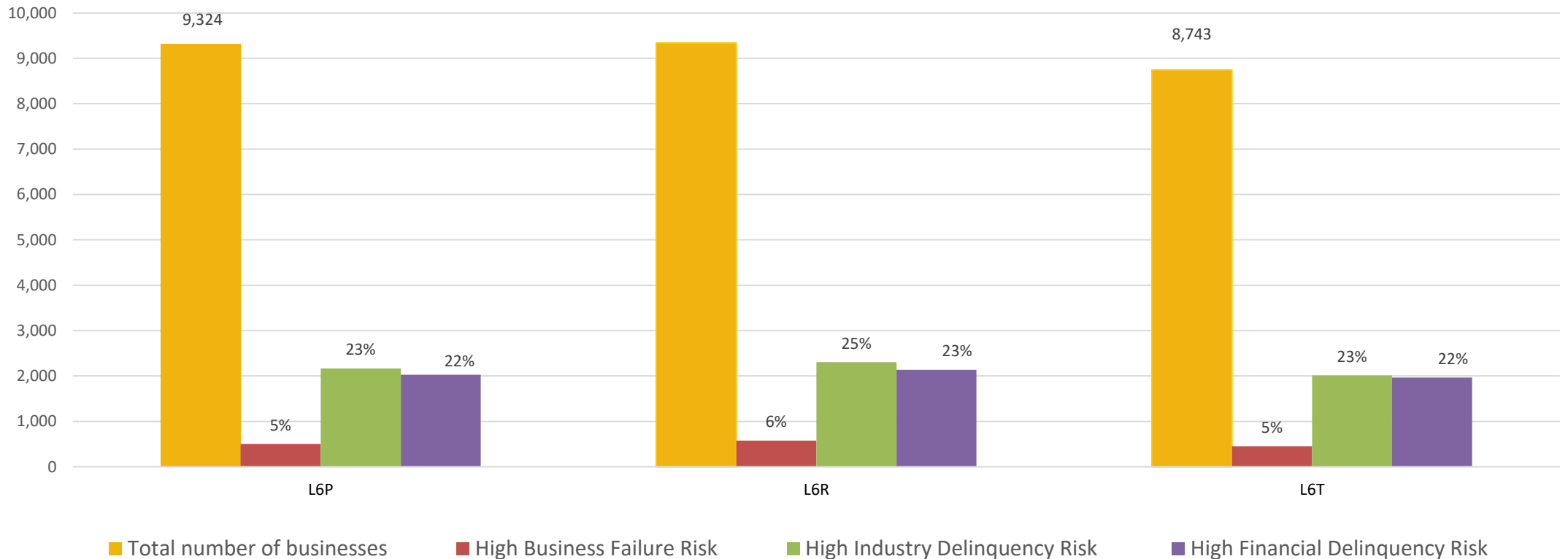
Industry delinquency risk: severe delinquency or charge-off on a non-financial trade account (suppliers, landlord, etc.) within the next 12 months

Financial delinquency risk: severe delinquency or charge-off on a financial trade account (paying bank debts, credit cards, etc.) within the next 12 months

Hardest Hit Areas of Brampton

Health of Commercial Entities by Postal Code:
L6P, L6R and L6T (March 2021)

EQUIFAX



Business failure risk: a business will cease to do business within the next 12 months

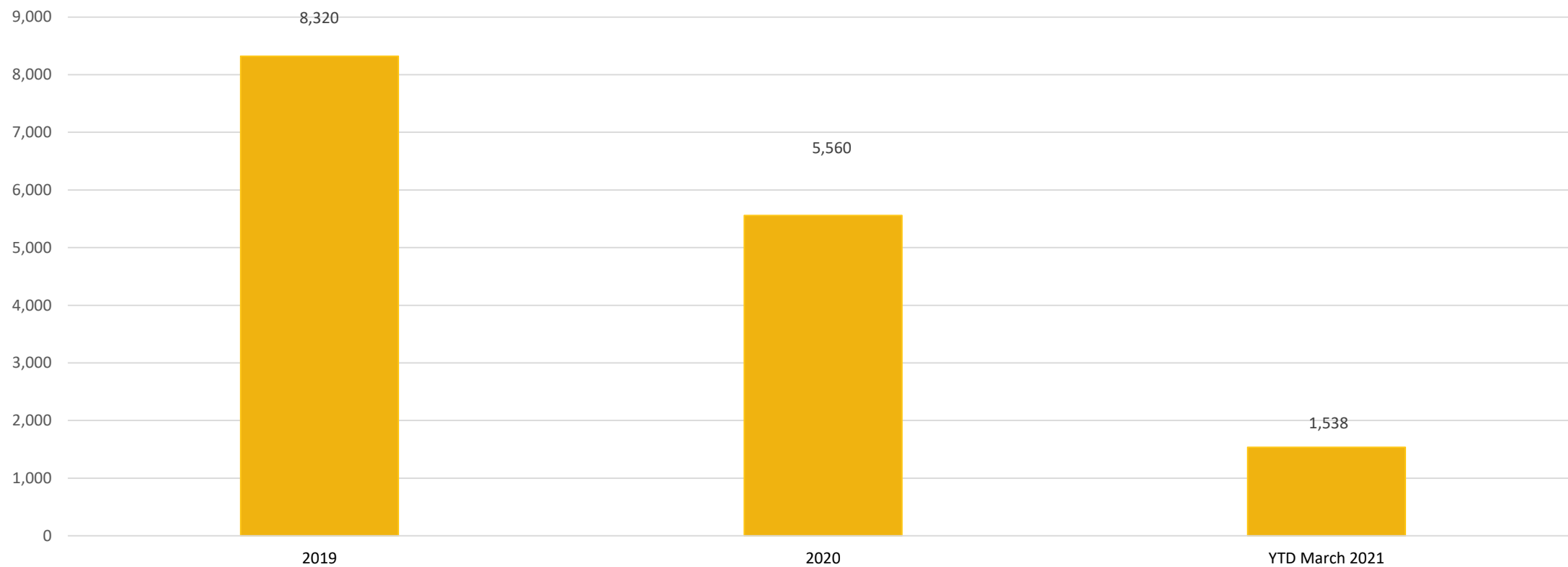
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New Credit Files

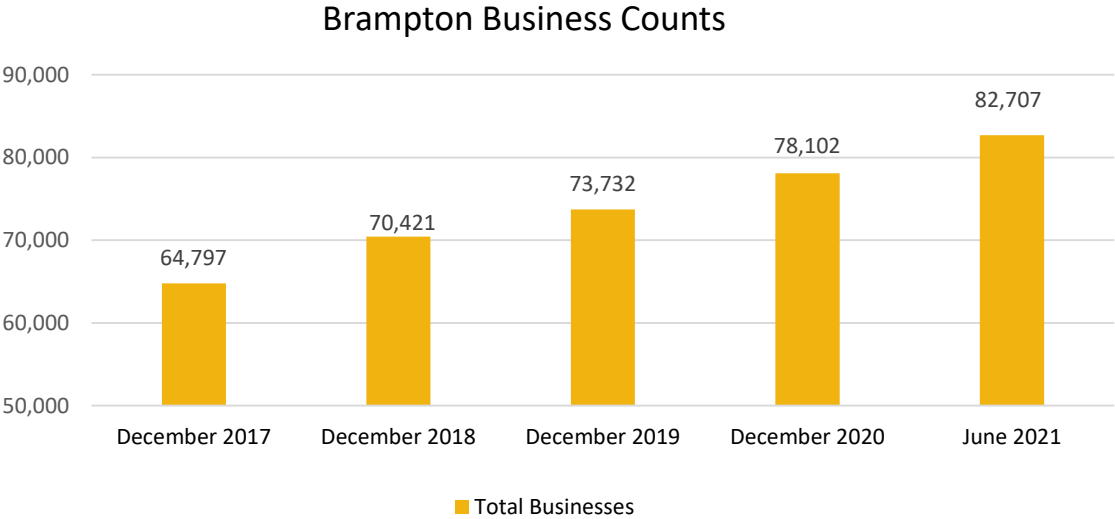
Businesses that opened their credit files
during indicator timeframe

EQUIFAX®

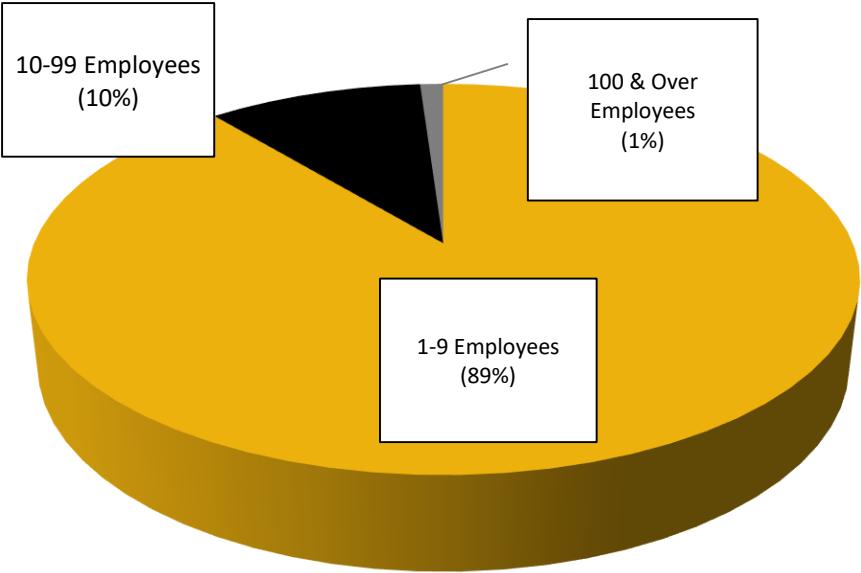


Source: Equifax, Impact on Business Report – Brampton, 2021

Business Count Data

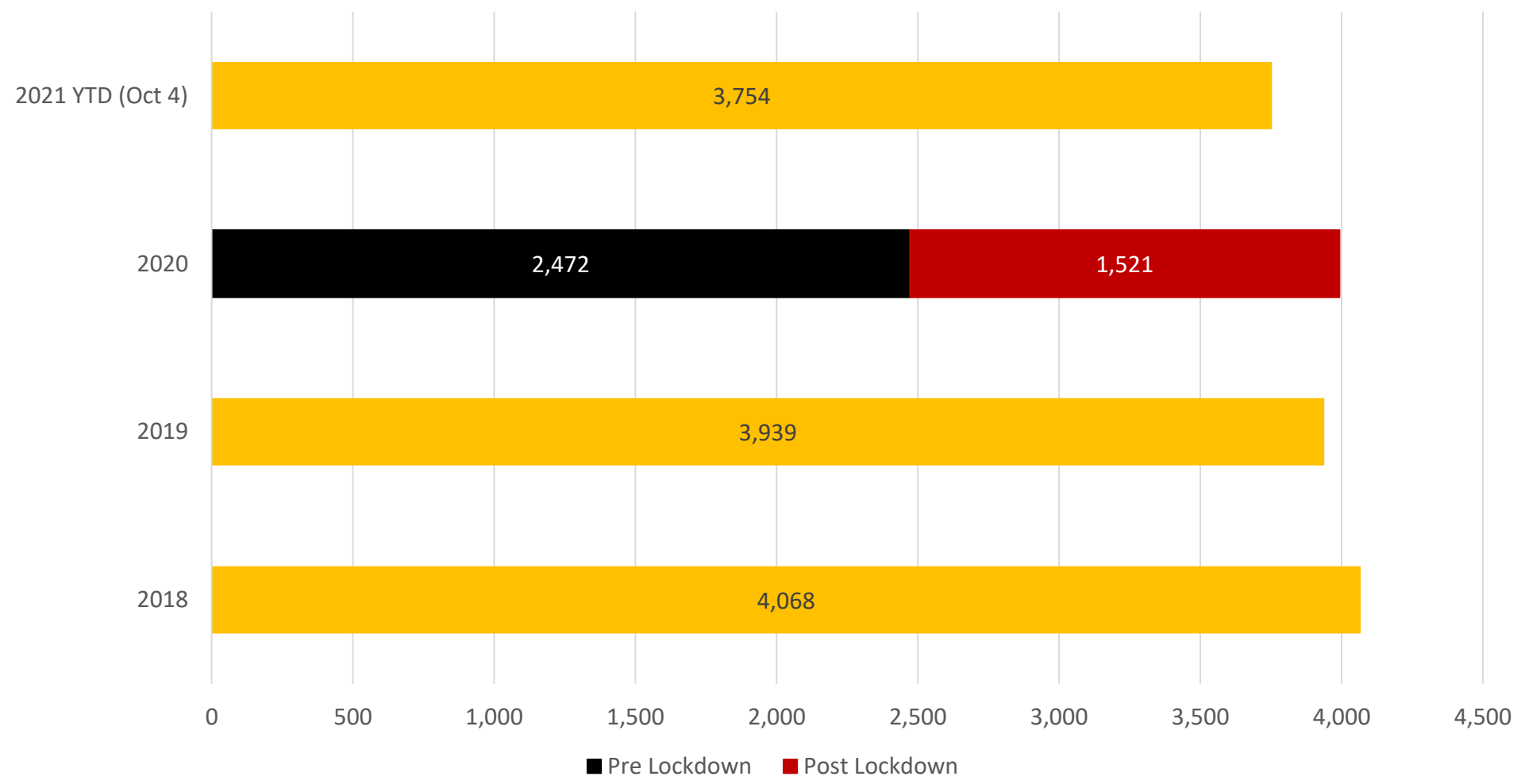


Categories	# of Businesses (June 2021)	Growth Rate (Since December 2020)
Total Businesses	82,707	5.90%
With Employees	26,563	0.73%
1-9 Employees	23,633	1.40%
10-99 Employees	2,646	-4.30%
100 & Over Employees	284	-5.33%



Business Licence Data

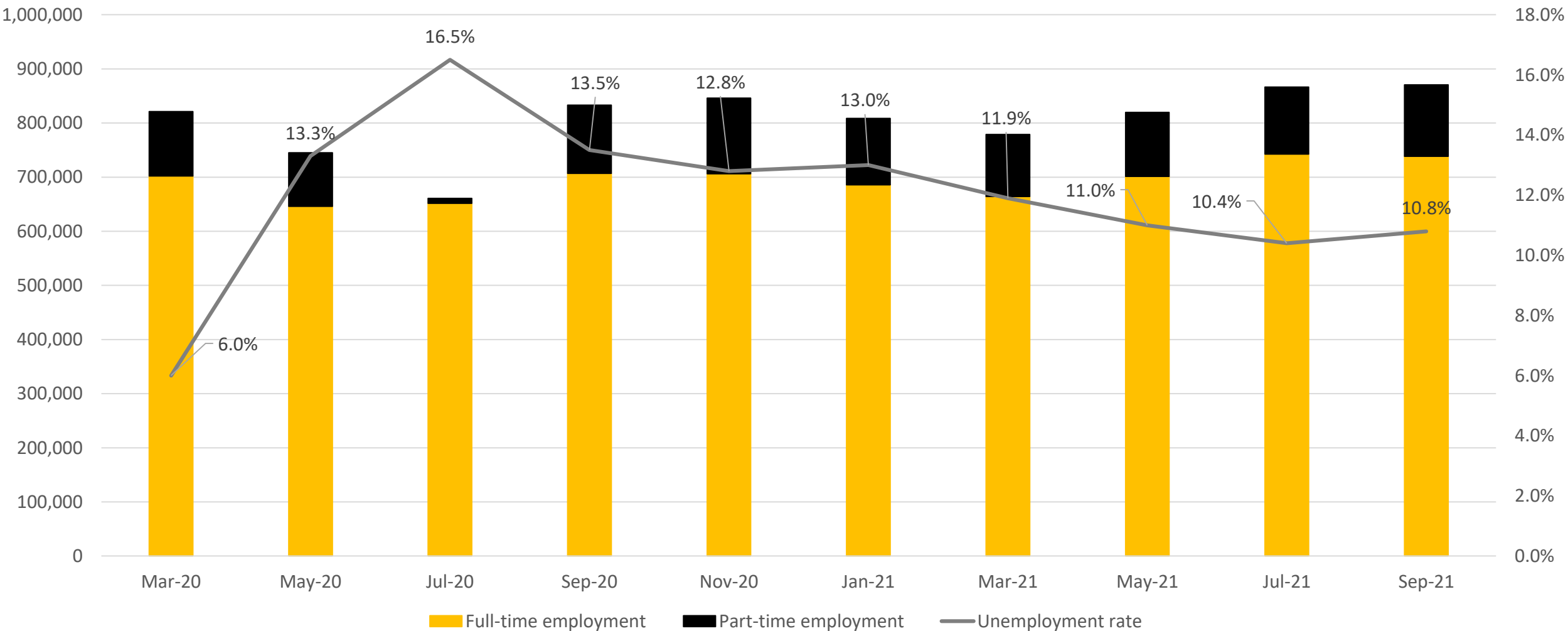
Total Business Licences Issued



Source: City of Brampton. Business Licence Issued. January 2021

Impacts on Labour Market

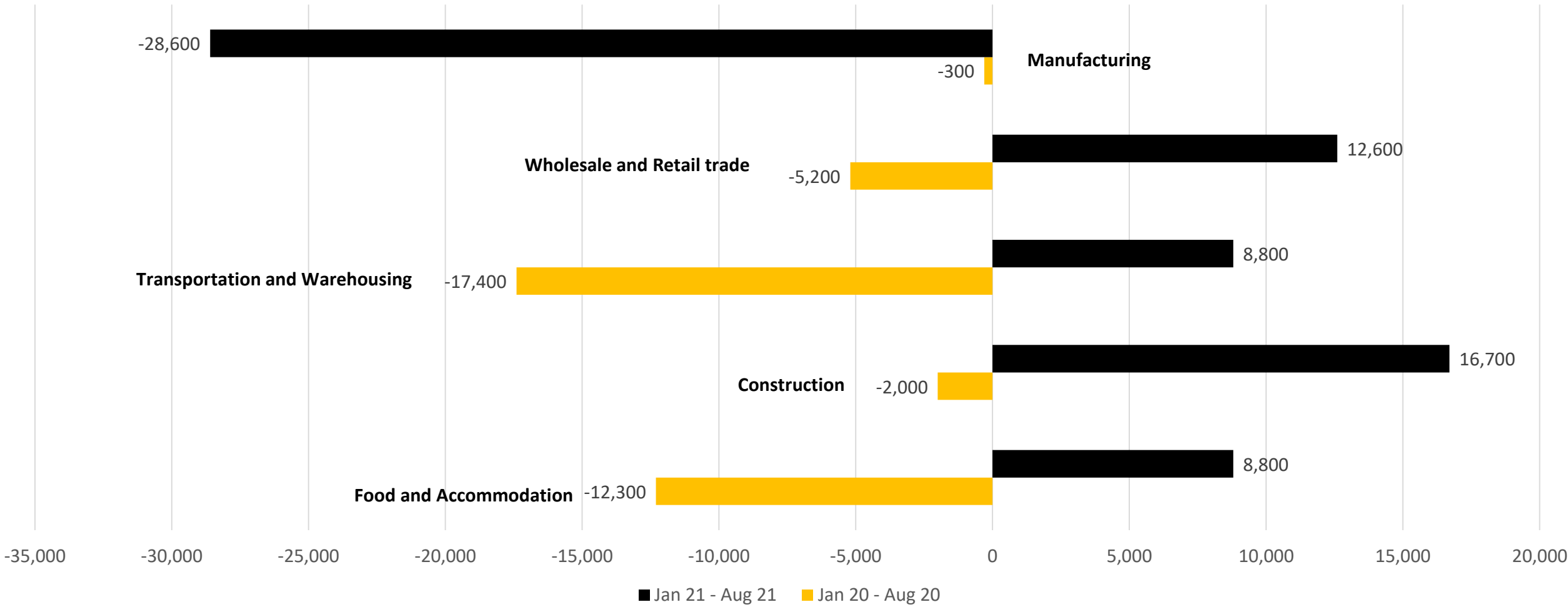
Labour Market in Peel Region



Source: Statistics Canada. (2021). Labour Force Survey, August 2021.

Labour Force by Sector

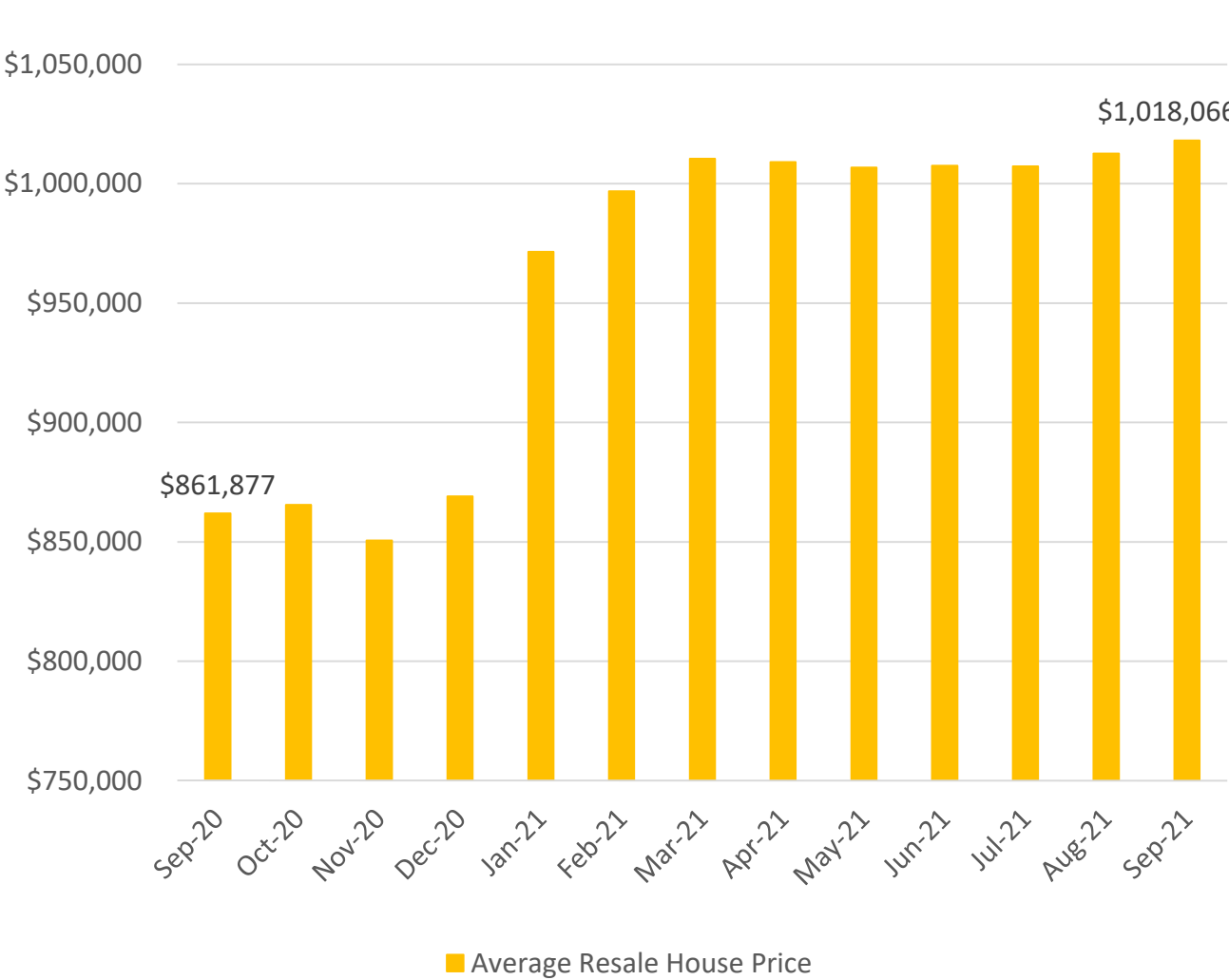
Employment Change in Selected Sectors in Peel



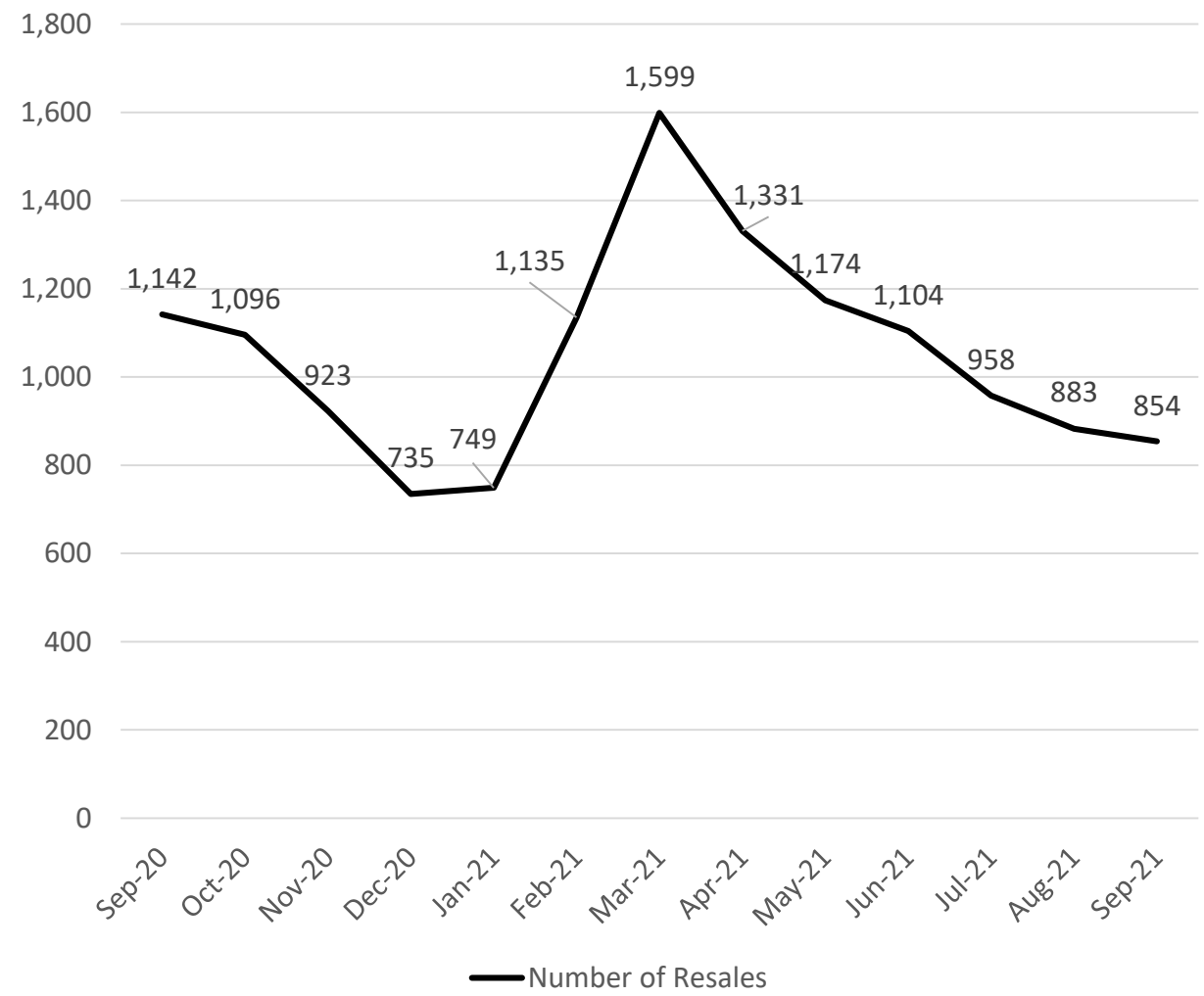
Source: Statistics Canada. (2021). Labour Force Survey, August 2021

Residential Real Estate Market

Resale Housing Market in Brampton



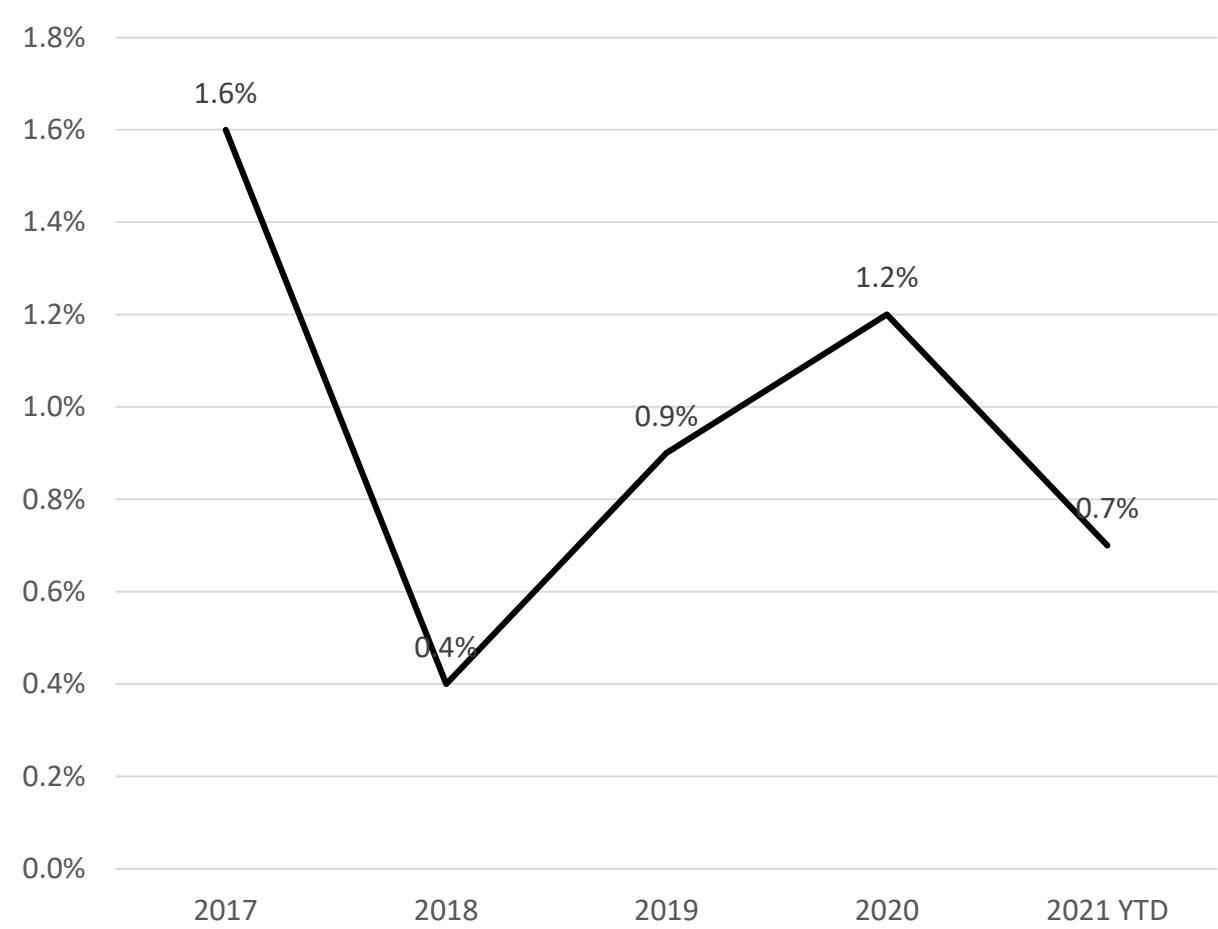
Number of Housing Resales in Brampton



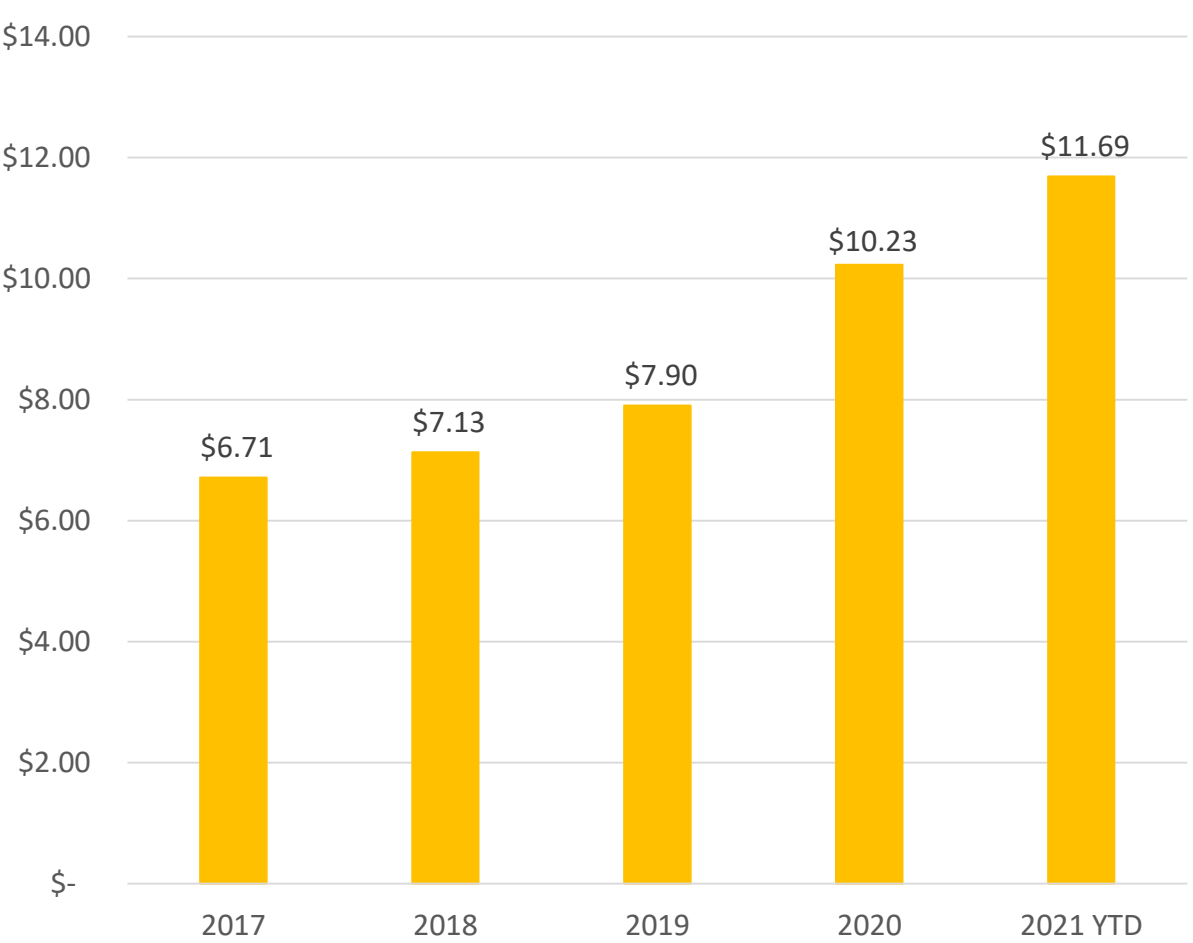
Source: Toronto Regional Real Estate Board. Market Watch. September 2021

Industrial Real Estate Market

Industrial Vacancy Rate in Brampton



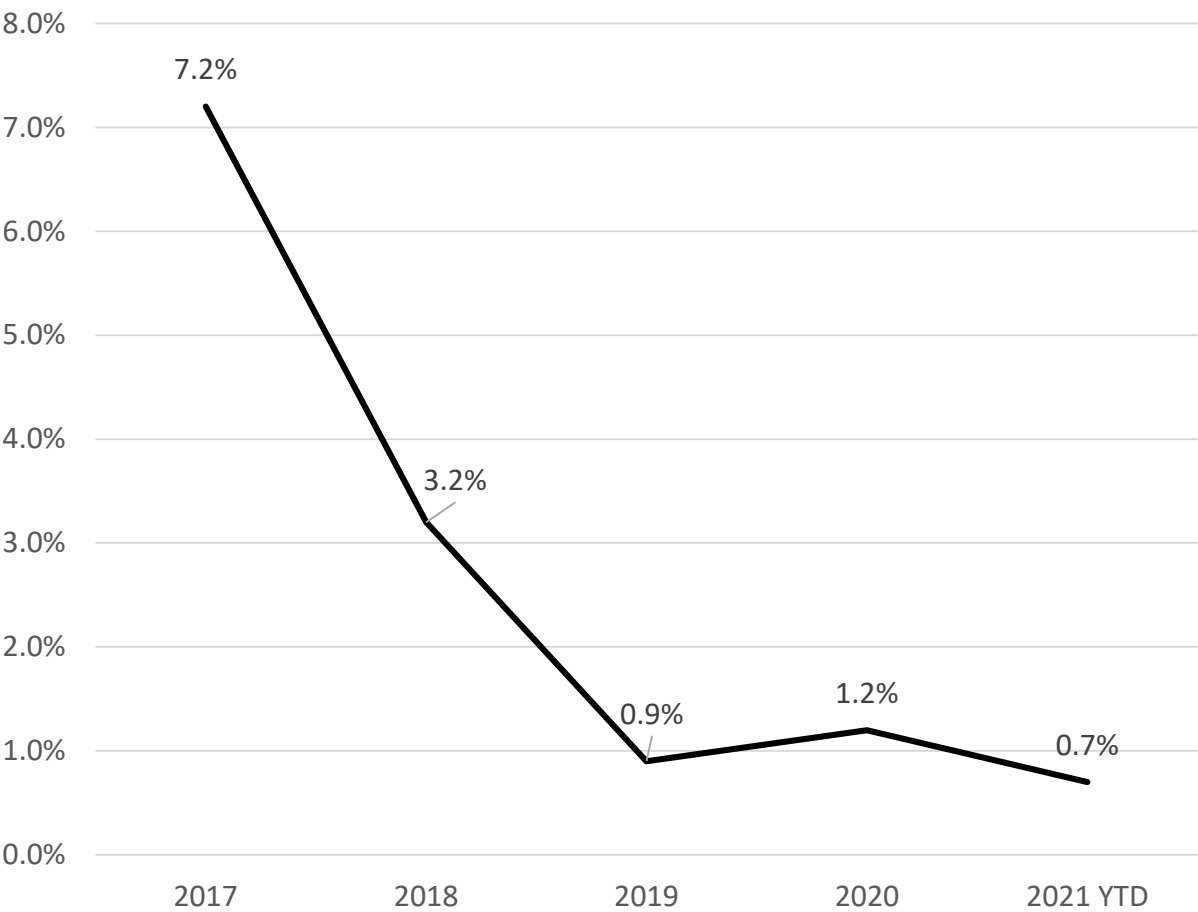
Industrial Market Rent in Brampton (\$/SF)



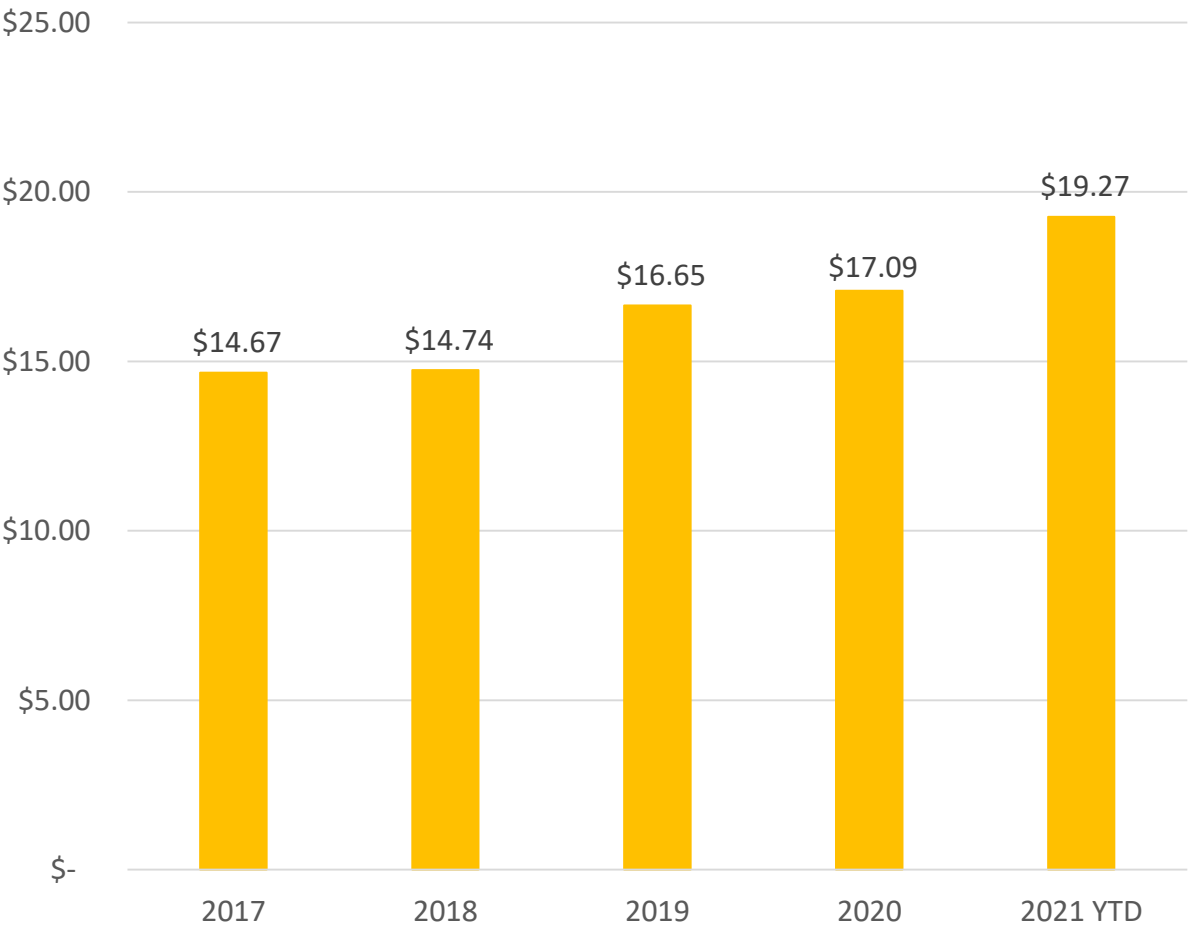
Source: CoStar. Data Analytics. October 2021

Office Real Estate Market

Office Vacancy Rate in Brampton



Office Market Rent in Brampton (\$/SF)



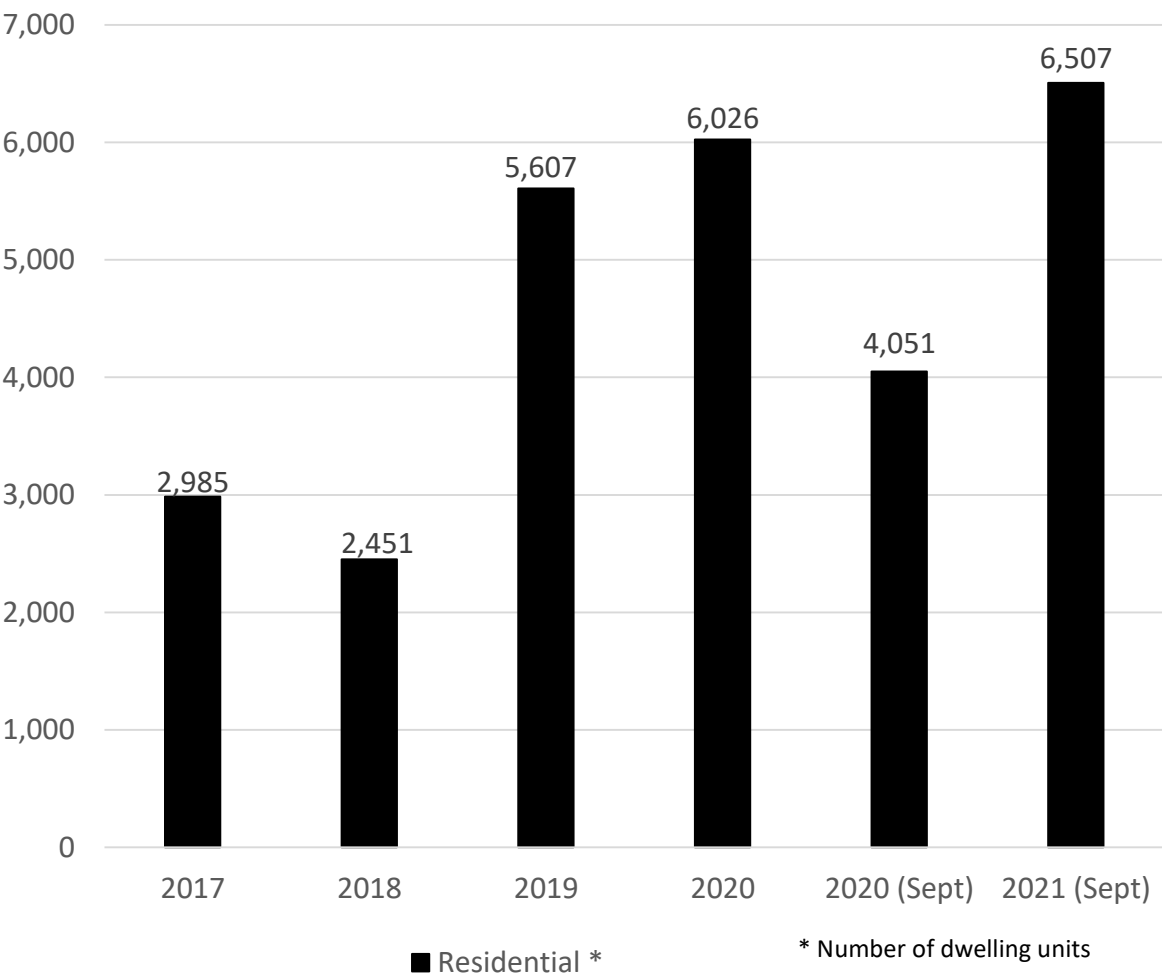
Source: CoStar. Data Analytics. October 2021

Residential Building Permits

Building Permit Construction Value in Brampton*



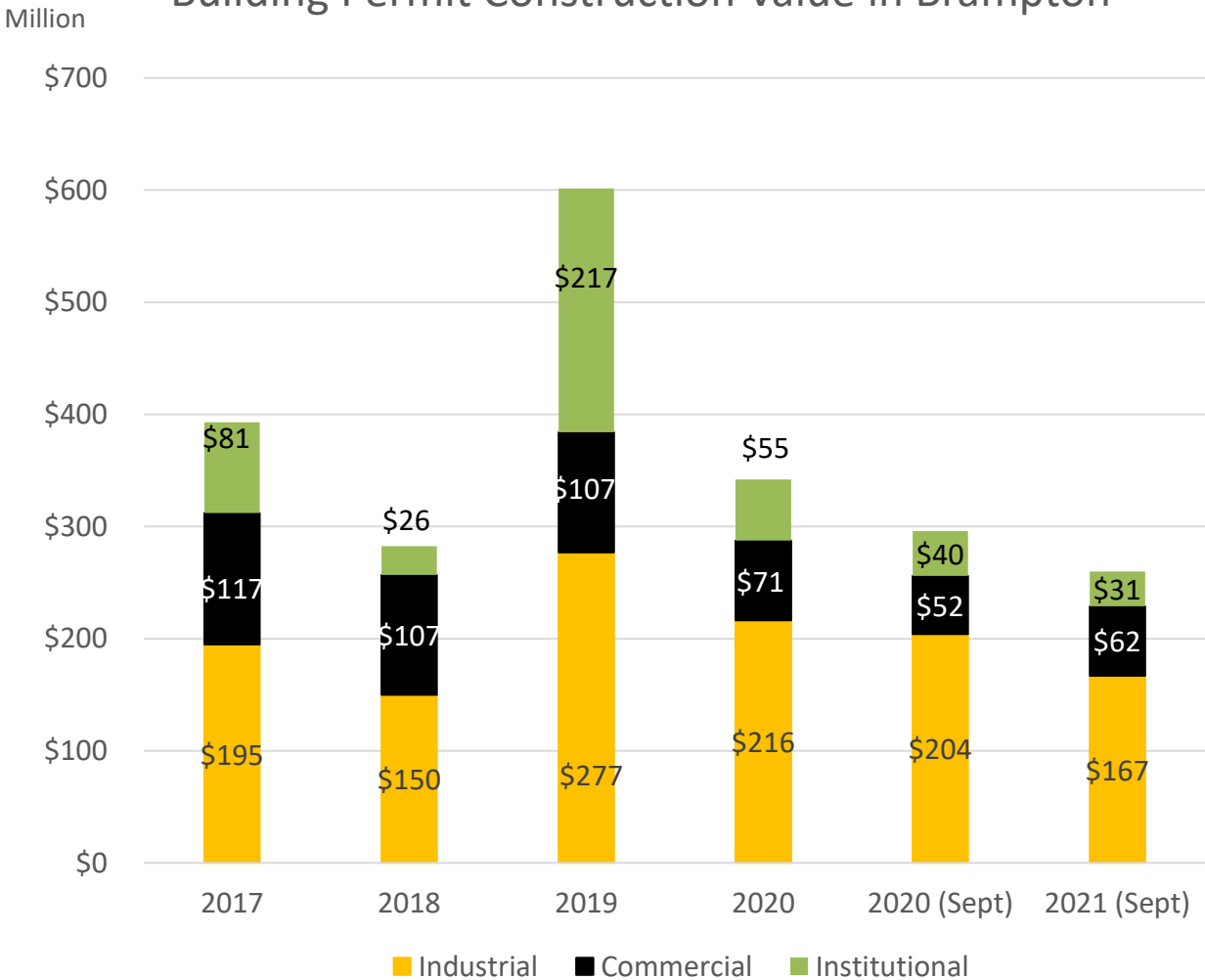
Building Permits Issued in Brampton



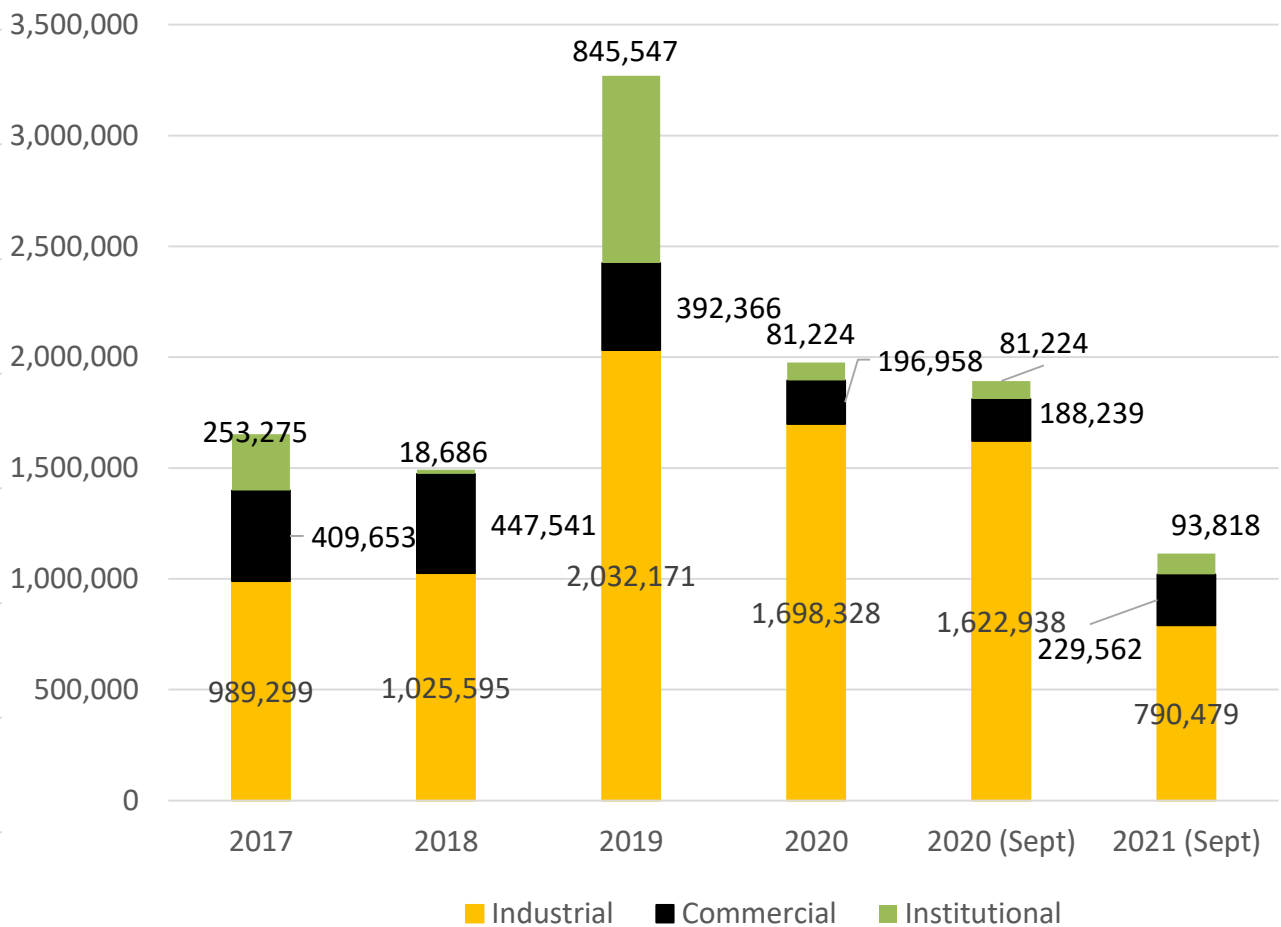
* Building Permit Construction value excludes sign permit values
Source: City of Brampton Building Division. Building Permit Activity Summary. September 2021

Impacts on ICI Building Permits

Building Permit Construction Value in Brampton*



Building Permits Issued in Brampton by Area (SF)

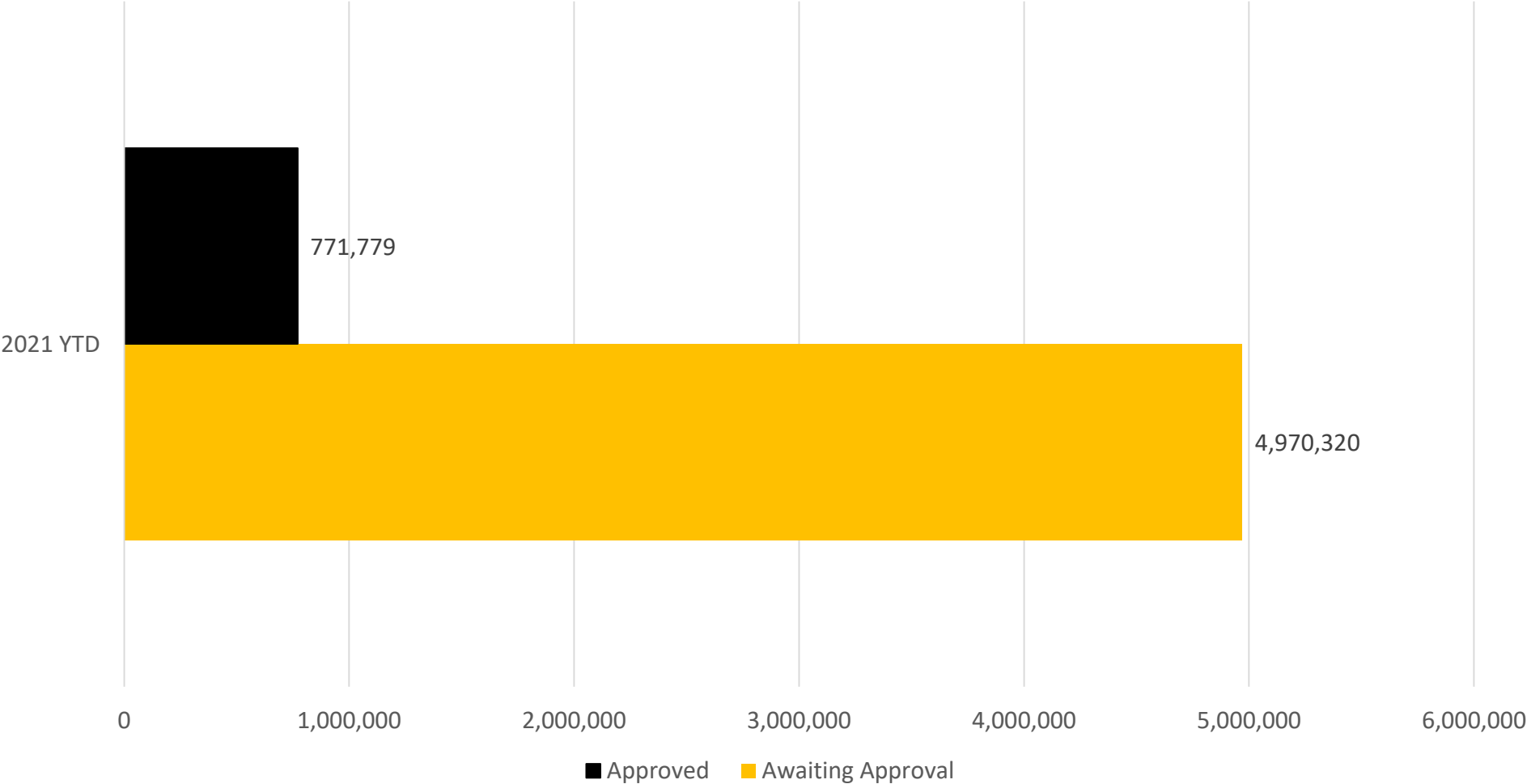


* Building Permit Construction value excludes sign permit values
Source: City of Brampton Building Division. Building Permit Activity Summary. September 2021

Site Plan Approval Data



Employment GFA (SF) for Site Plan Applications



**Employment definition based on industrial and office development
Source: City of Brampton. Building Division. August 2021*

Change in Number of Applications

January 01 – Oct 22nd

Number of applications in 2019

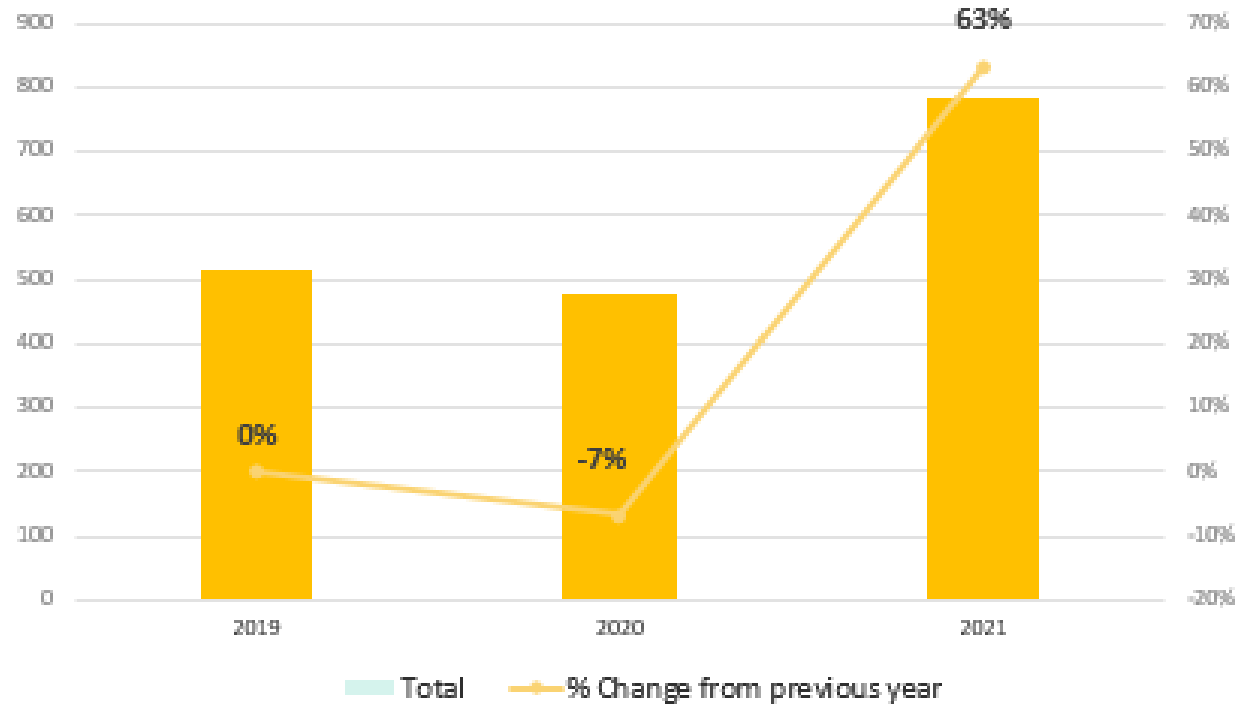
513

Number of applications in 2020

478

Number of applications in 2021

781



Redevelopment – 174 Kennedy Road



**BUILDING TO
SUPPORT OUR
COMMUNITY.**

**THE NEW ALECTRA
SUPPORT CENTRE.**



F1RST GULF

Ward 3

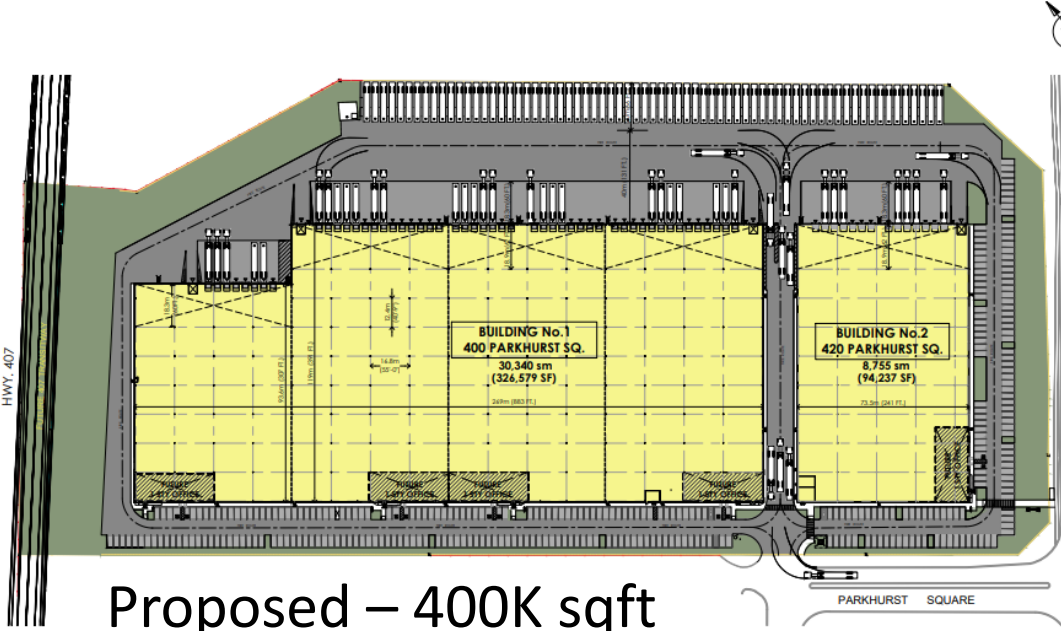
200 K sqft including 100 K sqft of Office

Redevelopment – 400-420 Parkhurst Drive

FIRST GULF

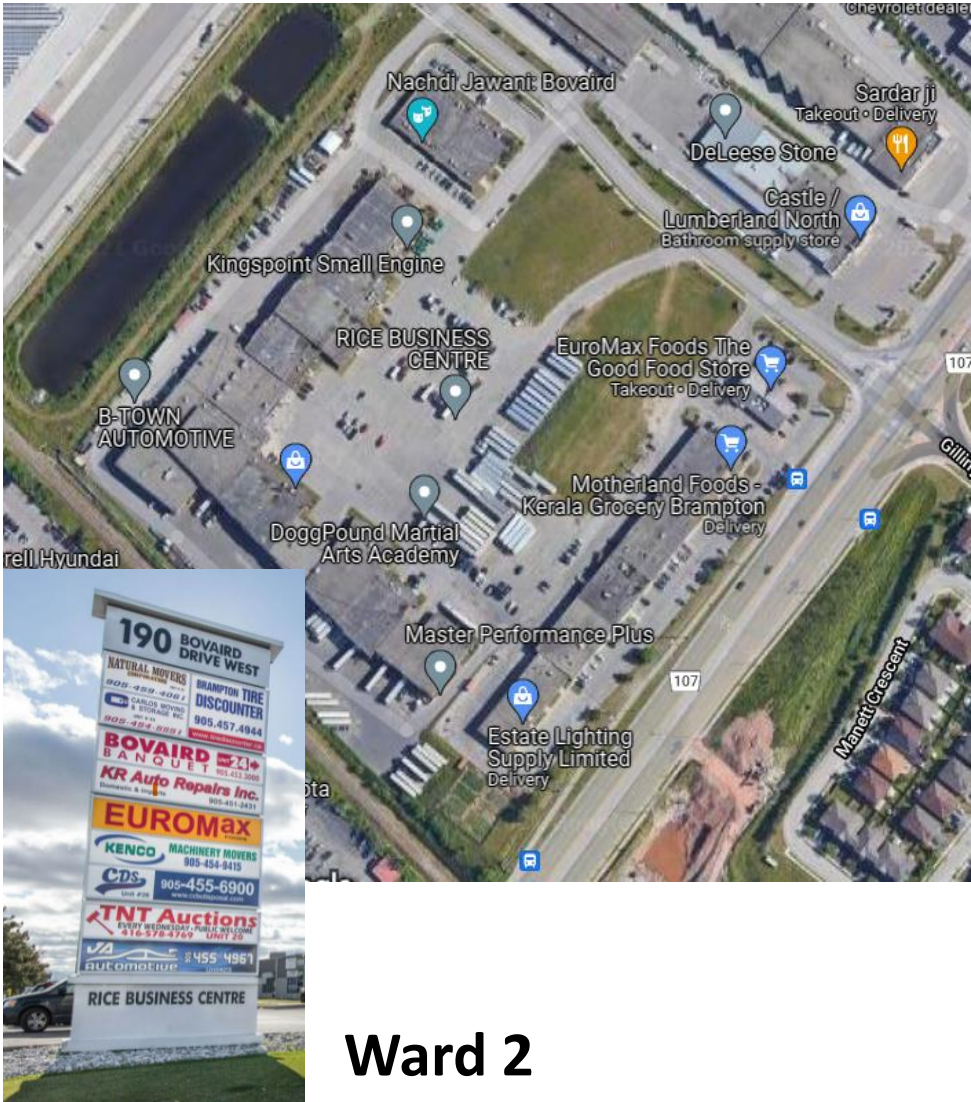


Ward 8



Proposed – 400K sqft

Redevelopment – 2030 Ironside Drive



Ward 2



SITE PLAN

Two mid-bay industrial buildings to be constructed on 22 acres located just minutes from highway 410, located on Ironside Drive just north of Bovaird Drive West. The development offers flexible size configurations ranging from 68,926 to 282,266 square feet.



- 20 Ironside Drive - Up to 282,266 SF in flexible configurations starting from 69,937 SF
- 30 Ironside Drive - Up to 279,709 SF in flexible configurations starting from 68,926 SF

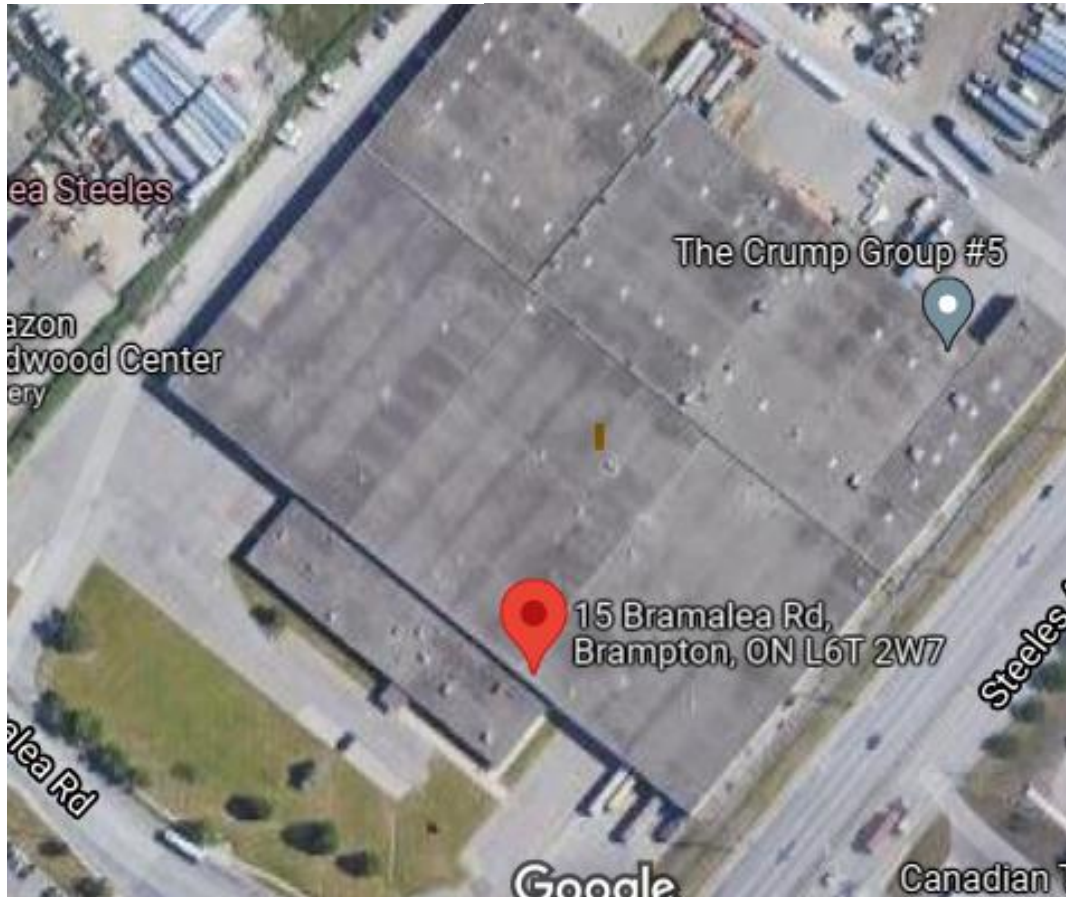
2030 IRONSIDE DRIVE

Proposed – 560 K Sqft

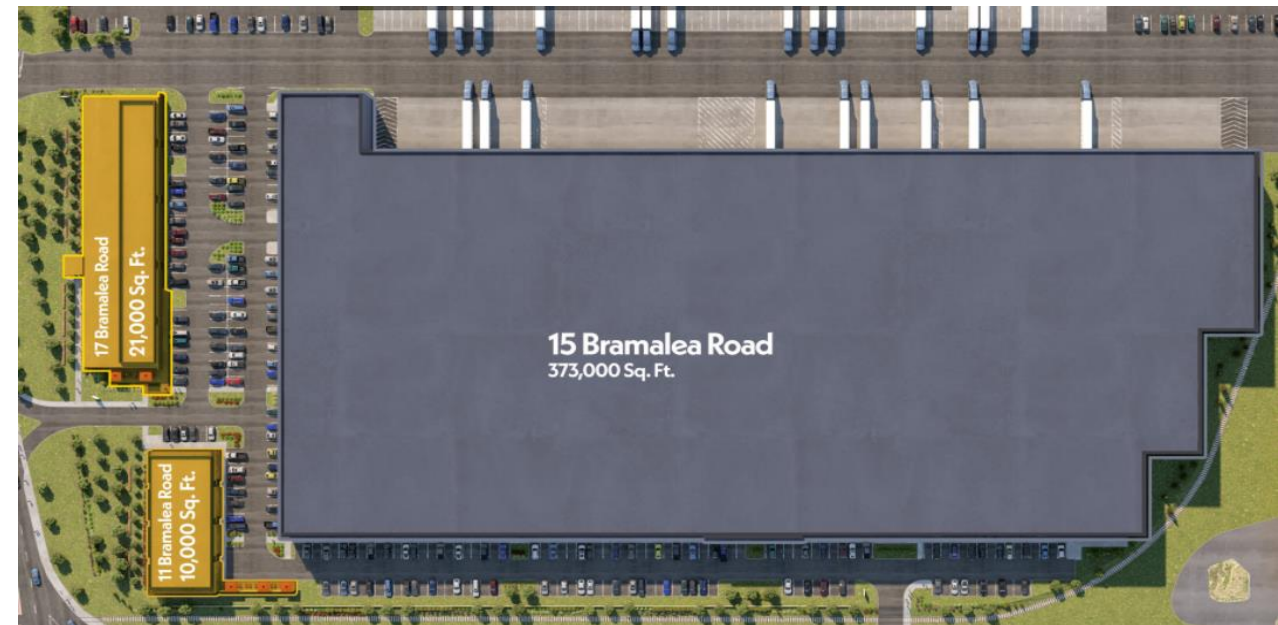
Redevelopment – 15 Bramalea Road

Carterra

- 373,000 SQ. FT. SPECULATIVE INDUSTRIAL
- 21,000 SQ. FT. & 10,000 SQ. FT. OFFICE
- FOR LEASE - Available Spring 2022



Ward 8

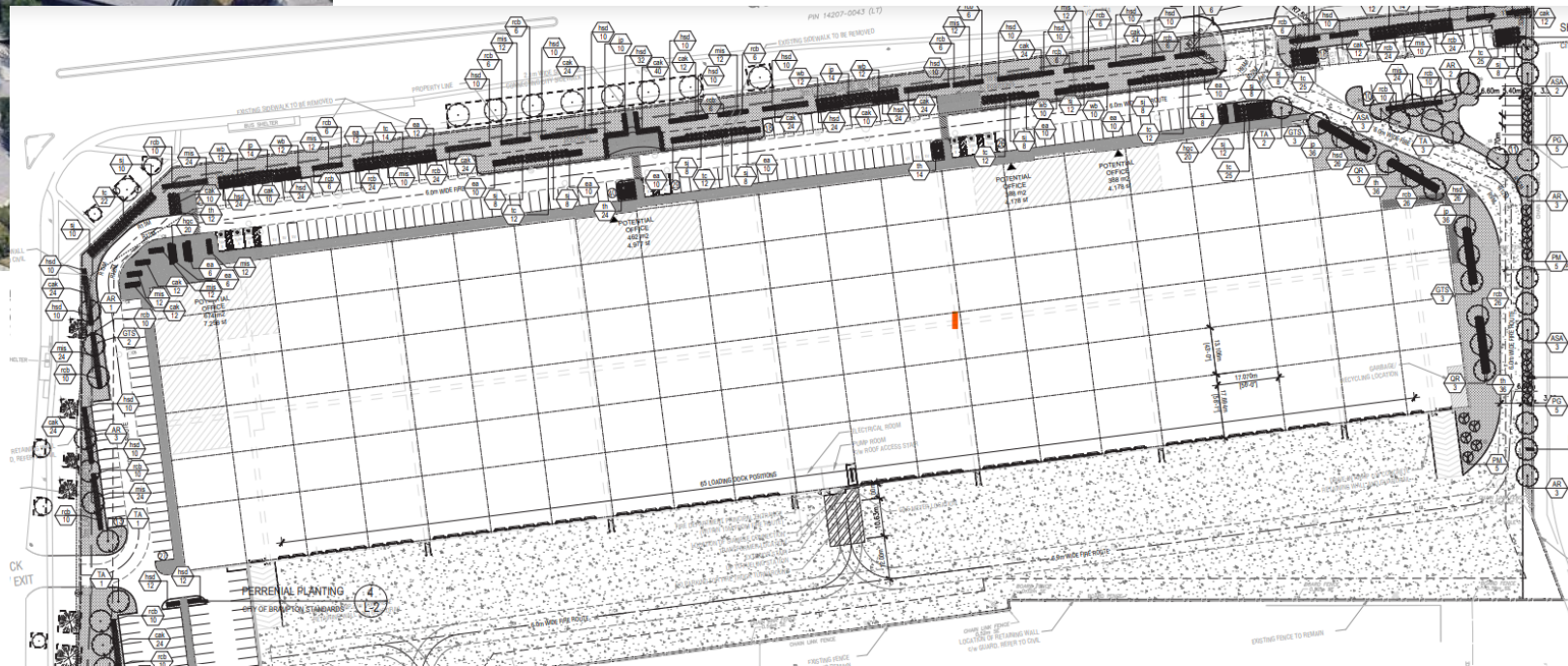


An aerial night view of a city street, likely Torbram Road, showing modern buildings and glowing light trails from traffic. The text "Redevelopment – 8925 Torbram Road" is overlaid in white on a dark blue background at the bottom.

Redevelopment – 8925 Torbram Road



300 K sqft Industrial/Logistics



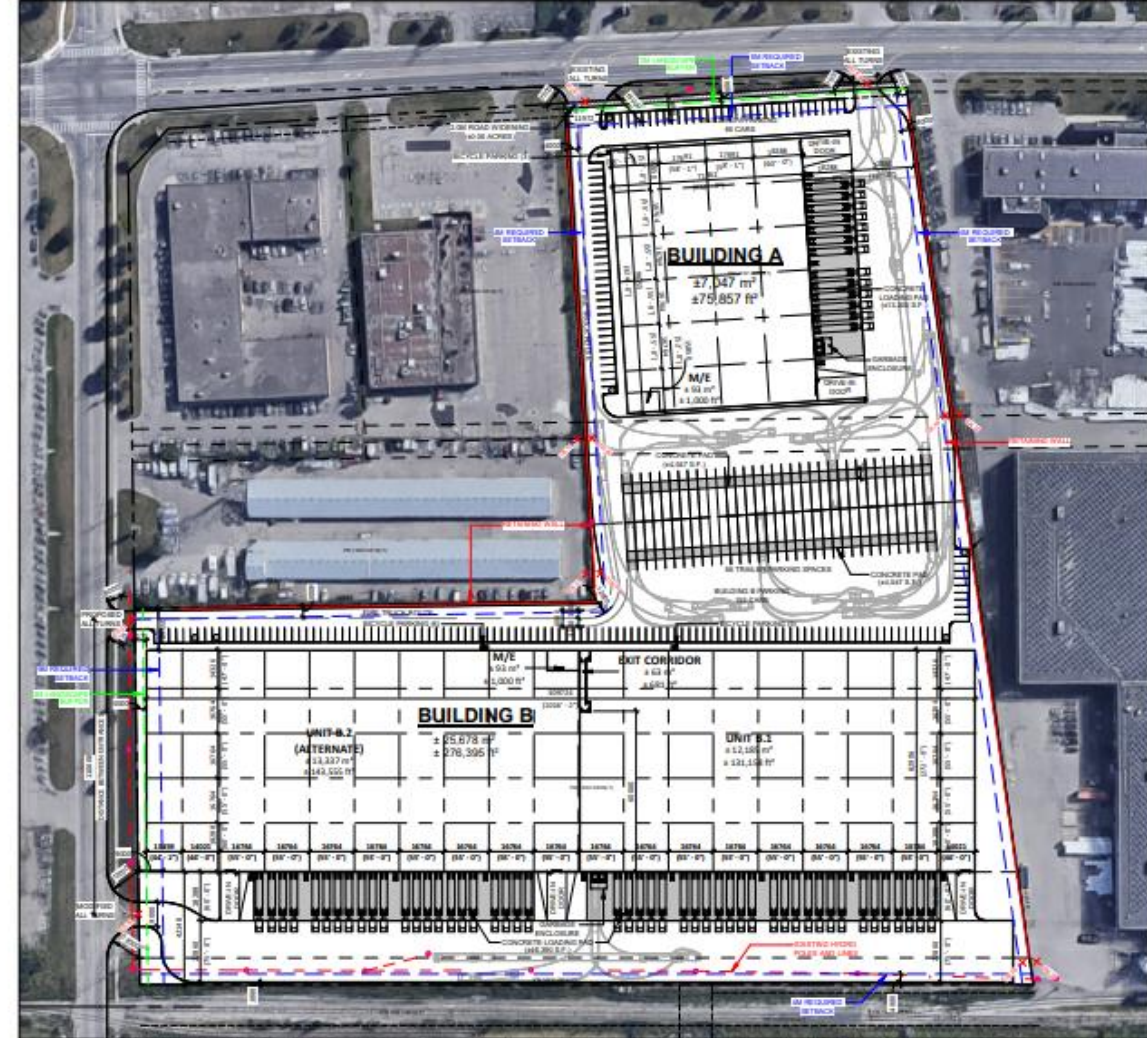
Ward 8

Redevelopment– 297 Rutherford Road

BentallGreenOak 

DEVELOPMENT PROGRAM
EASTERN CANADA
INDUSTRIAL

Q2 2021



Ward 3

340 K sqft

Business Retention & Expansion - Amazon

Ward 6



7995 Winston Churchill - 816,000 SF

Ward 8



3389 Steele's Ave E - 293K sqft

Ward 6



7850 Heritage Rd S - 383K sqft

Ward 6



8050 Heritage Rd – 1.2M sqft

Ward 8



3495 Steele's Ave E – 160K sqft

Ward 8



2300 North Park Dr. - 235K sqft

Business Retention & Expansion – Maple Lodge Farms



8301 Winston Churchill, Brampton, Ontario

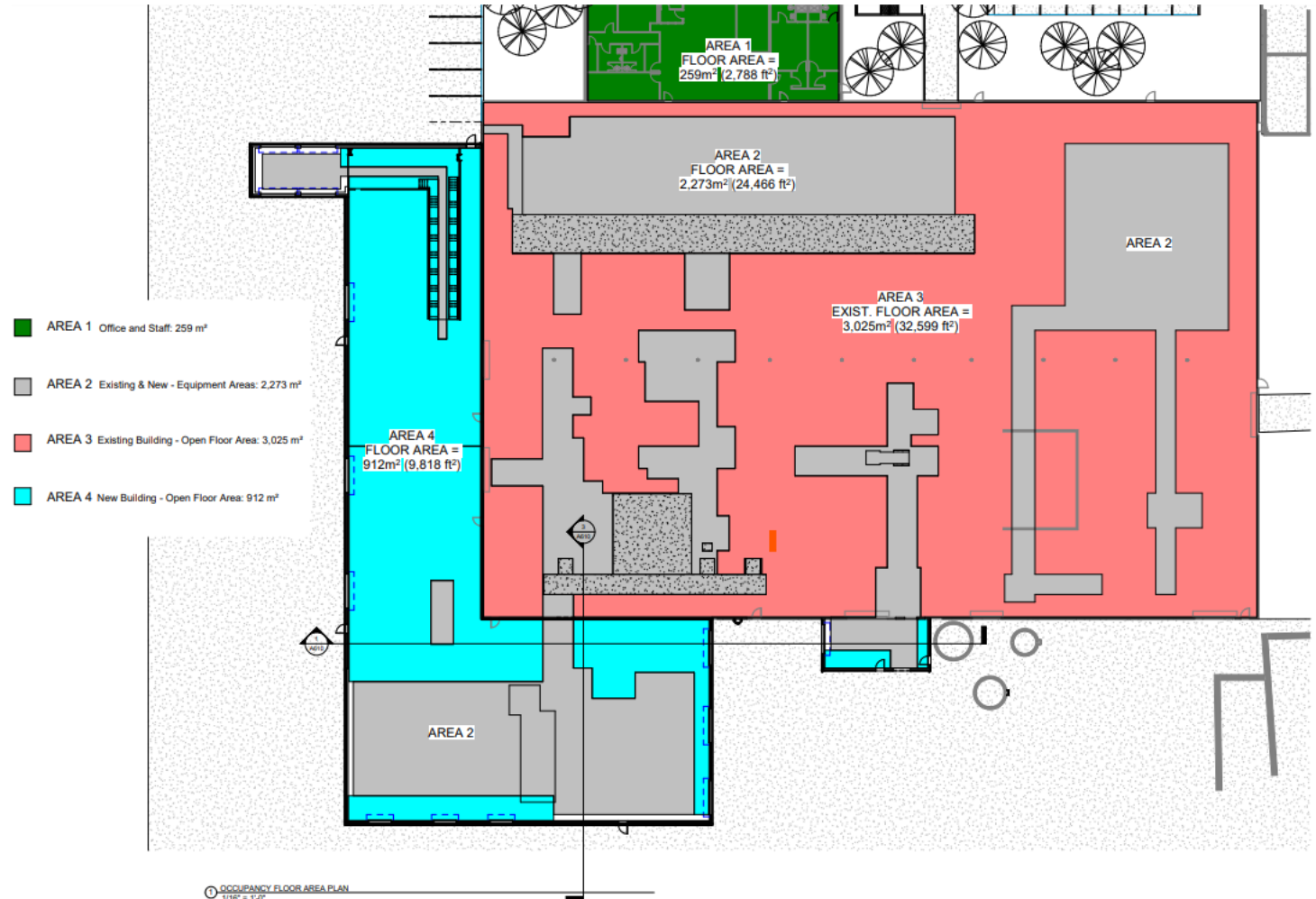


- Project Pave – \$14M+ investment to pave the main plant on Winston Churchill with front façade improvements and relocation of holding barns, scales & live supply offices.
- Brampton Plant Expansion – 250,000 + sqft expansion to increase tray pack capacities, returning distribution facility to main plant, adding approx. 300+ jobs.
- New Store (currently run as 'The Chicken Shop'- \$10M investment on a greenfield new build 21,000 sq ft family store specializing in daily fresh chicken, cooked chicken and wholesale to local restaurants, adding approx. 100 jobs.
- Investigating the opportunity to build a technologically advanced, best in class, state-of-the-art Chicken Processing Plant in Brampton, which will be reviewed, analyzed and engineered over the next few years- Potential investment over \$450M

Business Retention & Expansion



- 10,000 sq ft. Expansion
- Investment to be about \$20-25m range
- The project is also expecting to create 35-40 jobs when fully operational.



Business Retention & Expansion – Maple Leaf Foods



Ward 8

Greenfield Major Investments – Panattoni Development

100 Ace Drive (Northeast HWY 410 & Countryside)

PANATTONI® | Q3 2021 Construction Start



Ward 9



4599 & 4629 Queen St. E (Queen Street & Highway 50)



398 Railside (NW Hurontario & Bovaird)

Panattoni to speculatively develop 132,235 Sq. Ft. at 398 Railside Drive, Brampton.

Ward 2



Whybank Drive (NW Hurontario & Bovaird)

Panattoni to speculatively develop 60,000 sq. ft. on Whybank Drive, Brampton.

Ward 2





Greenfield Major Investments – Eli Gibli

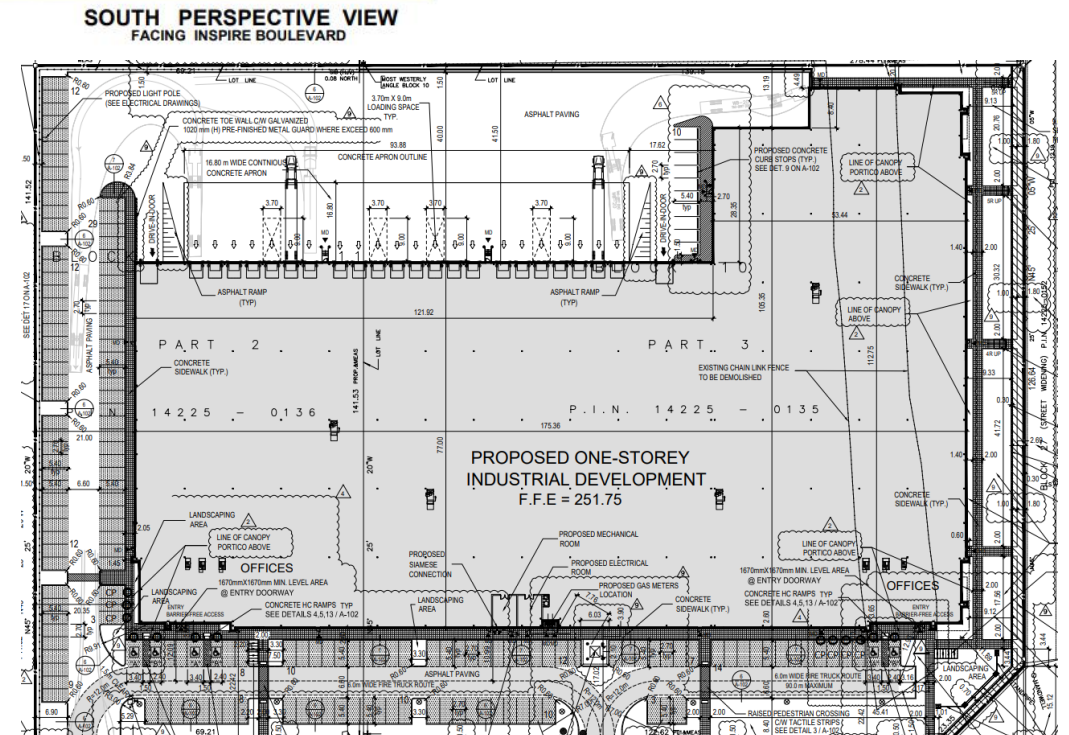


162K sqft
Industrial/Warehouse



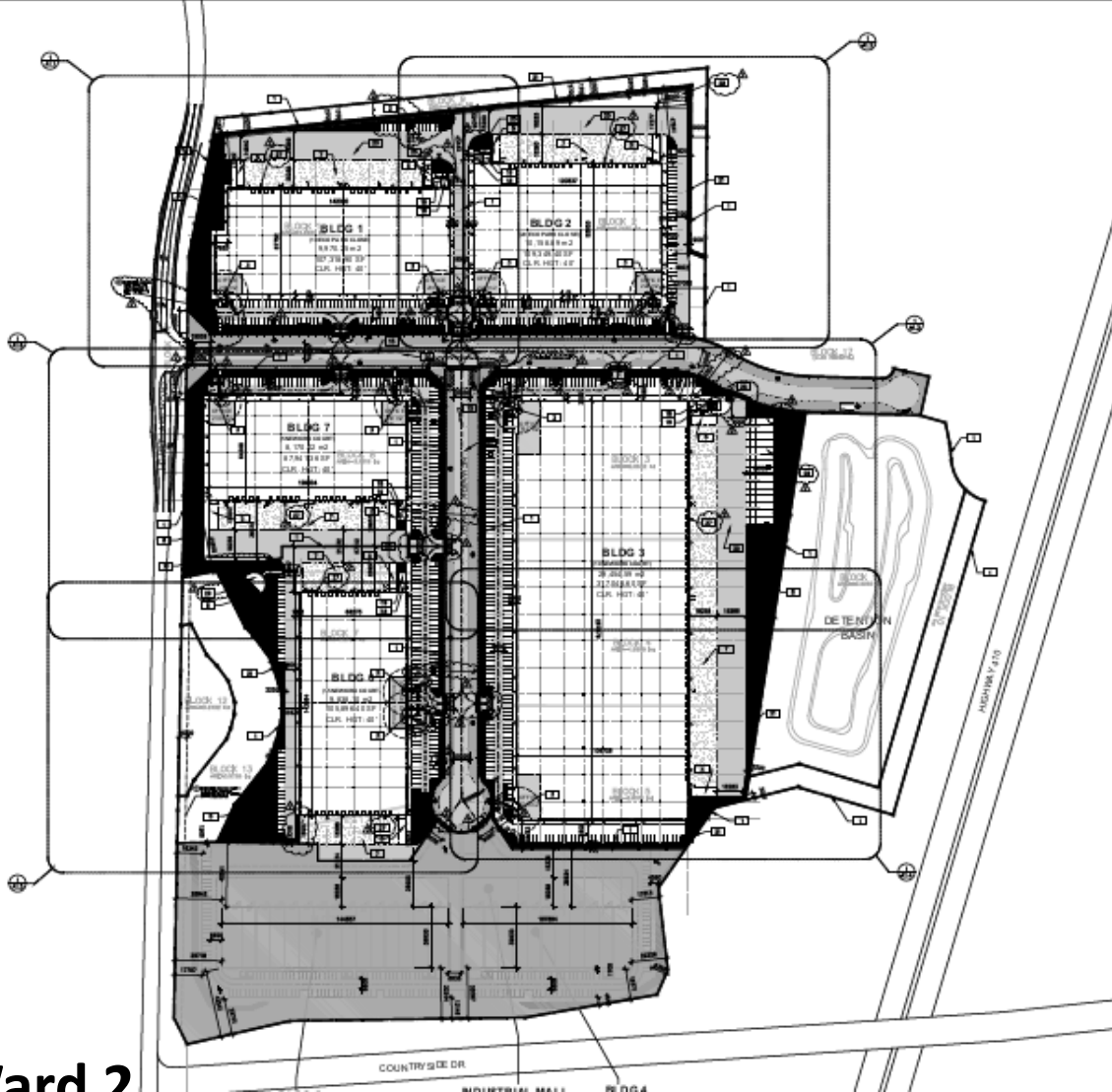
SOUTHEAST PERSPECTIVE VIEW

NORTHWEST CORNER OF INSPIRE BOULEVARD AND DIXIE ROAD



Ward 9

Greenfield Major Investments – Berkshire Axis



Building 1 is 107,000 sq/ft

Building 2 is 109,000 sq/ft

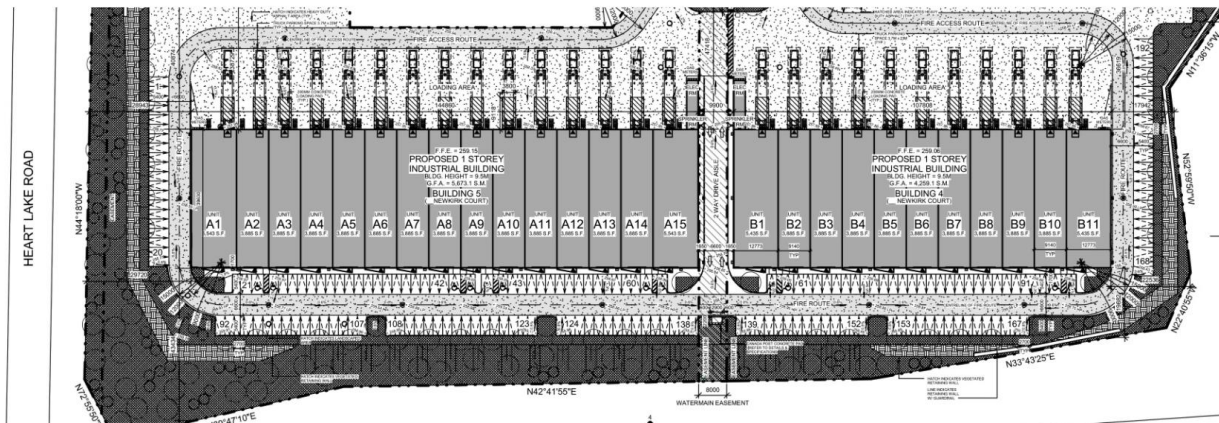
Building 3 is 317,000 sq/ft

Building 6 is 105,000 sq/ft

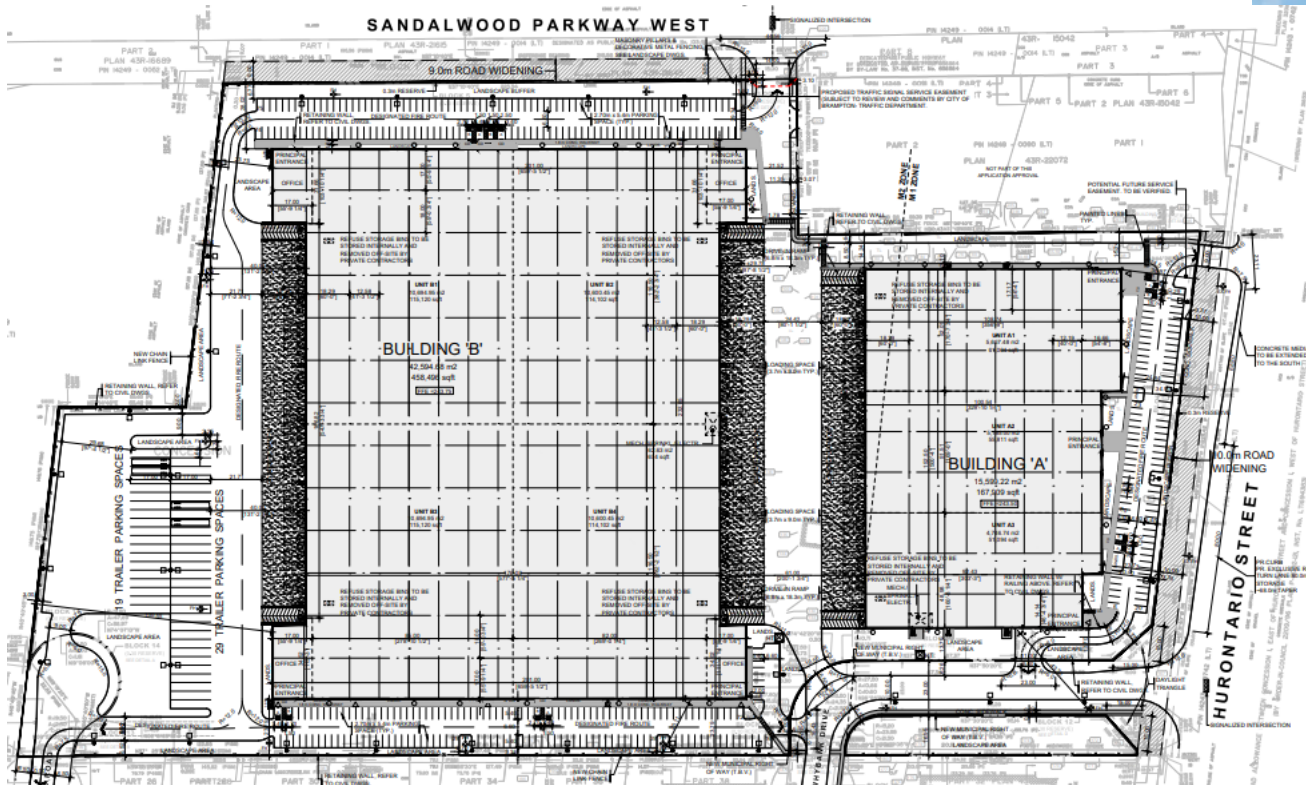
Building 7 is 87,000 sq/ft

Tenant Profile Distribution, Warehousing, Manufacturing
Occupancy Q1 2023

Ward 2



Greenfield Major Investments – Pure Industrial /Hopewell



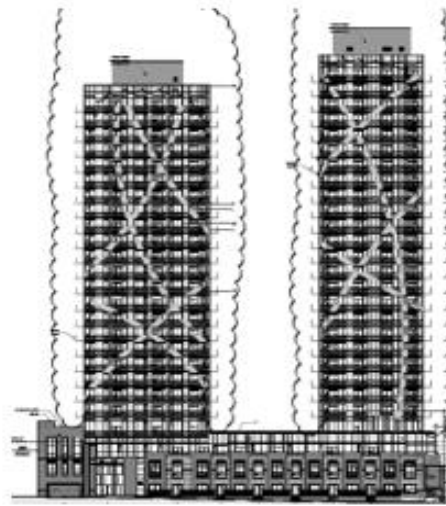
167,909 & 458,496 SQ. FT.

Brampton's largest industrial development • Q1 2023 Occupancy

Infill Investments - Downtown



OZS-2021-0003 - 151 Main St N, 30 storey mixed-use



SPA-2020-0161 (approved) – 45 Railroad St
25 and 27 storeys mixed-use



C01E04.015 (approved) – 7-29 Clarence St, 90 townhouses



PRE-2020-0033 – 28 Elizabeth St. N & 33 George St. N, 40 storey mixed-use