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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2023-INFO-40
Date: May 5, 2023

Subject:

2022 Annual Building Activity Review, File: D03-02

Recommendation:

Receive for information

Report:**1. Purpose**

- 1.1 This report summarizes the key findings of the 2022 Annual Building Activity Review. This annual report includes building permit and construction activity for Durham Region and the Greater Toronto and Hamilton Area (GTHA) for 2022, with comparisons to 2021.

2. Background

- 2.1 The Planning and Economic Development Department conducts ongoing monitoring activities to assess the effectiveness of the Durham Regional Official Plan (ROP) and other Regional policies. These monitoring activities assist in identifying emerging issues and trends.
- 2.2 Building activity is monitored as an indicator of Regional housing and employment activity, the level of local investment and economic performance. It is also an indicator of the local market for various new building types. This report provides a comprehensive analysis of construction activity from the start of the process (i.e. issuance of building permits), to the construction and occupancy of new residential

units into the market. The report concludes with a comparison of Durham's building activity with the other GTHA municipalities.

- 2.3 The 2022 Annual Building Activity Report (Attachment 1) presents key findings in both the residential and non-residential sectors along with trends, forecasts and housing market information. Attachment 2 to this report provides the background data and analysis used to produce the annual report.

3. Previous Reports and Decisions

- 3.1 The 2021 Annual Building Activity Review can be found within Report [2022-INFO-57](#).

4. Key Highlights

The following summarizes key highlights from the 2022 Annual Building Activity Review:

Durham

- The total value of building permits issued in Durham decreased by 8.7%, from \$2.98 billion in 2021 to \$2.72 billion in 2022.
- Residential building permit value decreased by 6.9%, from \$2.16 billion in 2021 to \$2.01 billion in 2022.
- The total number of permits issued for new residential units in Durham increased 3.8%, from 6,290 units in 2021 to 6,530 units in 2022.
- A total of 76% of new residential units in Durham were in multiple residential forms including row houses and apartments.
- There was an 8.9% increase in the number of housing starts from 5,325 in 2021 to 5,797 in 2022. At the same time, completions increased by 18.1% from 3,241 to 3,828.
- The average cost of a new single-detached dwelling in Durham increased 27.3% from \$891,557 in 2021 to \$1,134,899 in 2022. It should also be noted that the average cost of a new single-detached dwelling in Durham in 2022 was 22.2% below the GTHA average.

- The average price of a resale dwelling (all dwelling types) in Durham increased by 10.7%, from \$925,710 in 2021, to \$1,024,570 in 2022. The average price of a resale single-detached dwelling increased by 5.8% from \$1,042,290 in 2021 to \$1,103,043 in 2022.
- Data comparing the first and second halves of 2022 indicate that the average price of a resale single-detached dwelling decreased by 19%, from \$1,218,845 in the first half, to \$987,240 in the second half of the year. This correlates with a series of increases in the Canadian Mortgage Interest Rate during 2022 impacting both the price and sale volumes of homes. The Planning and Economic Development Department continues to monitor how these impacts on the housing market affect construction activity.
- The value of non-residential building permits decreased by 13.4%, from \$819.6 million in 2021 to \$710 million in 2022.
- Major non-residential construction projects initiated in 2022 included:
 - Three new industrial facilities in Whitby (cumulative value of \$128.3 million);
 - A new water plant on the Ontario Power Generation property in Clarington (\$50 million);
 - A new corporate headquarters for Kubota Canada in Pickering (\$39 million);
 - Upgrades to the General Motors of Canada facility in Oshawa (cumulative \$24.4 million);
 - Two new industrial buildings in Ajax (\$20.8 million and \$20.2 million);
 - A new Grandview Children's Centre facility in Ajax (\$17.6 million);
 - Upgrades to an industrial building in Whitby (\$18.7 million)
 - A new industrial building in Oshawa (\$13.5 million);
 - A new commercial facility in Brock (\$12 million); and
 - An addition to Butternut Manor in Uxbridge (\$12 million).

Greater Toronto and Hamilton Area

- Across the Greater Toronto and Hamilton Area, the total value of building permits issued (both residential and non-residential) increased by 1.8% from \$28.9 billion in 2021, to nearly \$29.5 billion in 2022.
- In 2022, there were 58,316 building permits issued for new residential units in the GTHA, compared to 66,929 units in 2021 (-12.9%). Notably, Durham, Peel, and Halton experienced an increase in the number of permits issued for new residential units, while Toronto, Hamilton, and York experienced decreases.
- The total value of residential building permits in the GTHA decreased by 5.9%, from \$19.8 billion in 2021 to \$18.6 billion in 2022.
- The value of non-residential building permits issued in the GTHA increased by 18.3% from \$9.2 billion in 2021, to \$10.9 billion in 2022.

5. Relationship to Strategic Plan

- 5.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
- a. Priority 3.1 (Economic Prosperity) – Position Durham Region as the location of choice for business; and
 - b. Priority 5.3 (Service Excellence) – Demonstrate commitment to continuous quality improvement and communicating results.

6. Conclusion

- 6.1 In 2022, Durham's residential sector experienced a decrease in the overall value of building permits¹ (-6.9%) but an increase in the number of permits for new units (+3.8%). The breakdown of new unit types indicates that the number of permits for apartments nearly doubled since 2021, while permits for single, semi-detached, and townhouse units decreased. The data indicates Durham's continued upward growth trend in units offering a higher degree of diversity and affordability of housing options occurring in both intensification and greenfield areas. The availability of more apartment units coincides with recent challenges in housing affordability, and

¹ The value of residential building permits includes new units, additions, renovations, and miscellaneous alterations.

this trend can be expected to continue to accommodate housing needs in new and existing communities.

- 6.2 Non-residential building permit value decreased (-13.4%) compared to 2021 in all sectors except commercial, which experienced an increase of 10.3%, including all investment such as renovations to existing units, and new, additional, and temporary floorspace.
- 6.3 The Canada Mortgage and Housing Corporation (CMHC), in their Housing Market Outlook for Canada and Metropolitan Areas noted that weaker economic growth and higher mortgage rates continue to slow down the housing market in 2023, with a continued decline in prices and housing starts. Higher mortgage rates and limited housing supply will impact affordability in the near term. Following this decline, home prices are expected to rise again in 2024 and 2025².
- 6.4 A copy of this report will be forwarded to the area municipalities for information.

7. Attachments

Attachment #1: 2022 Annual Building Activity Review

Attachment #2: Background Data and Analysis

Respectfully submitted,

Original signed by

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

² [Housing Market Outlook](#), Canadian Metropolitan Areas, Spring 2023. Canada Housing and Mortgage Corporation.



Planning &
Economic
Development
Department

A large, stylized orange construction crane is the central focus of the upper half of the cover. It has a long jib with a hook at the end, and a lattice structure. The background is a light orange shape that tapers to the right.

2022 ANNUAL BUILDING ACTIVITY R E V I E W



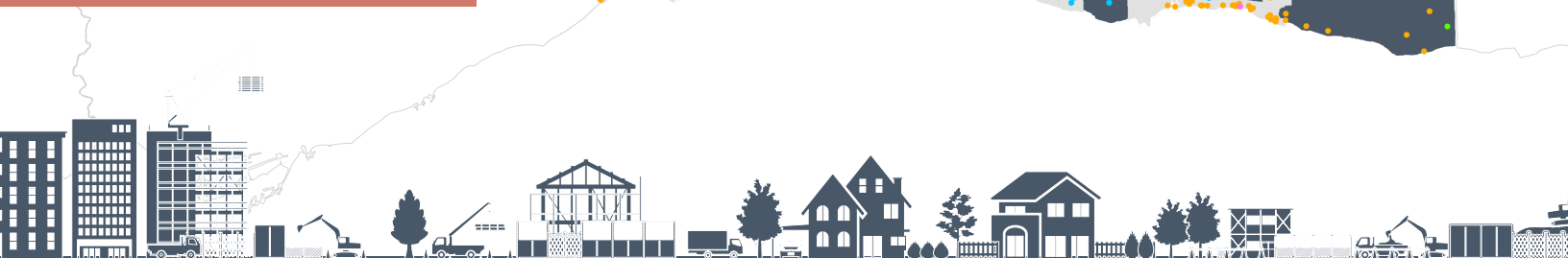
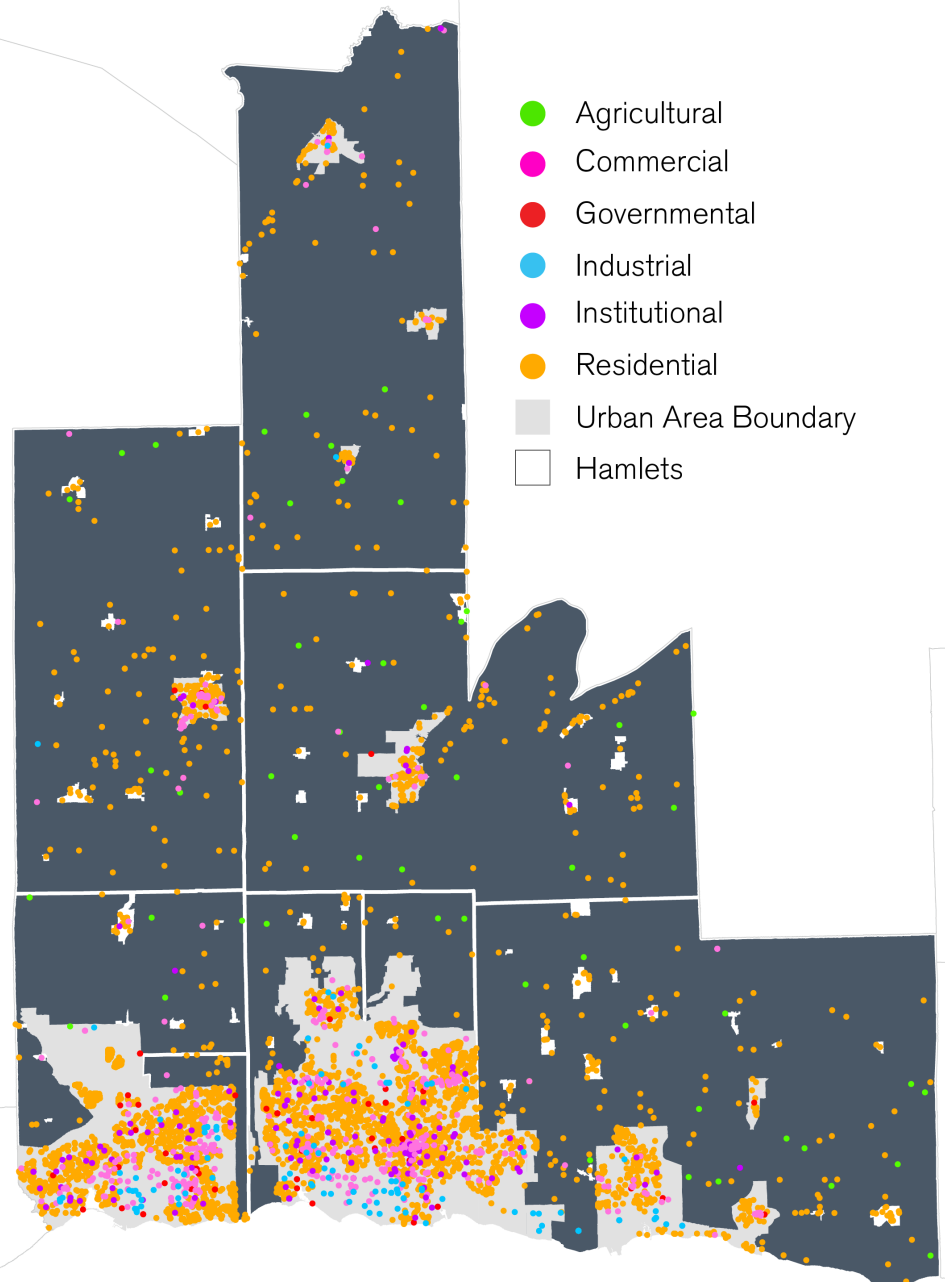
In 2022, Durham's residential sector experienced an increase in the number of permits for new residential units (+3.8%) and a decrease in the value (-6.9%) of permits overall, compared to 2021.

The value of non-residential building permits decreased in Durham (-13.4%) compared to 2021.

Regional staff continue to monitor the impact of market-based shifts and inflationary pressures on building activity over the course of 2023.

The Planning and Economic Development Department conducts ongoing monitoring activities to assess the effectiveness of the Durham Regional Official Plan and other Regional policies.

Building activity is also an indicator of regional housing and employment activity, the level of local investment and economic performance.

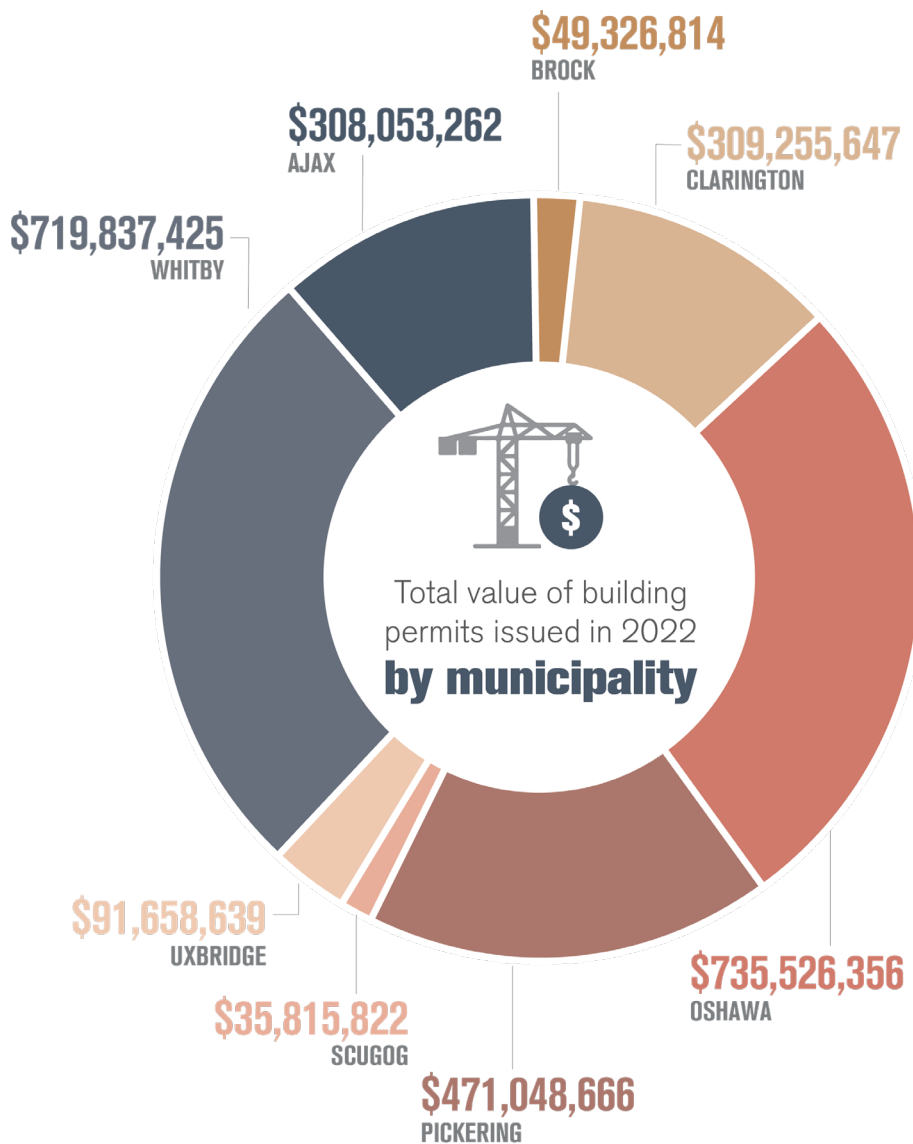


2022 HIGHLIGHTS



\$2,720,522,630 ^{-8.7%}

Total value of building permits issued



\$709,962,886 ^{-13.4%}

Total value of non-residential permits



\$2,010,559,745 ^{-6.9%}

Total value of residential permits issued



Permits issued for **new** **6,530** ^{+3.8%}
residential units

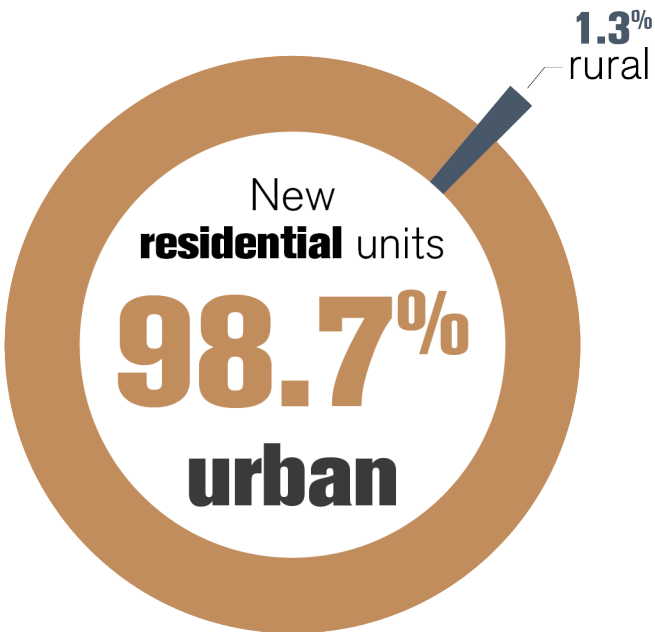
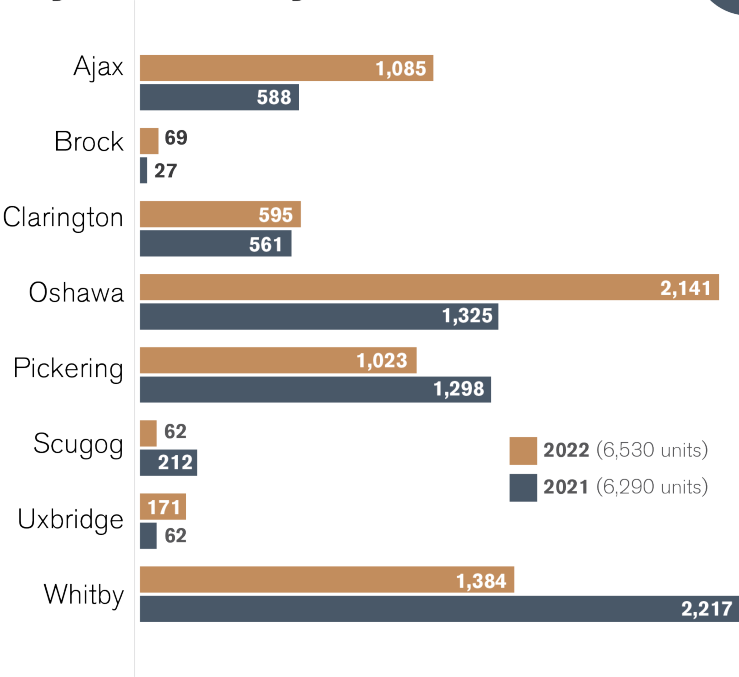


RESIDENTIAL

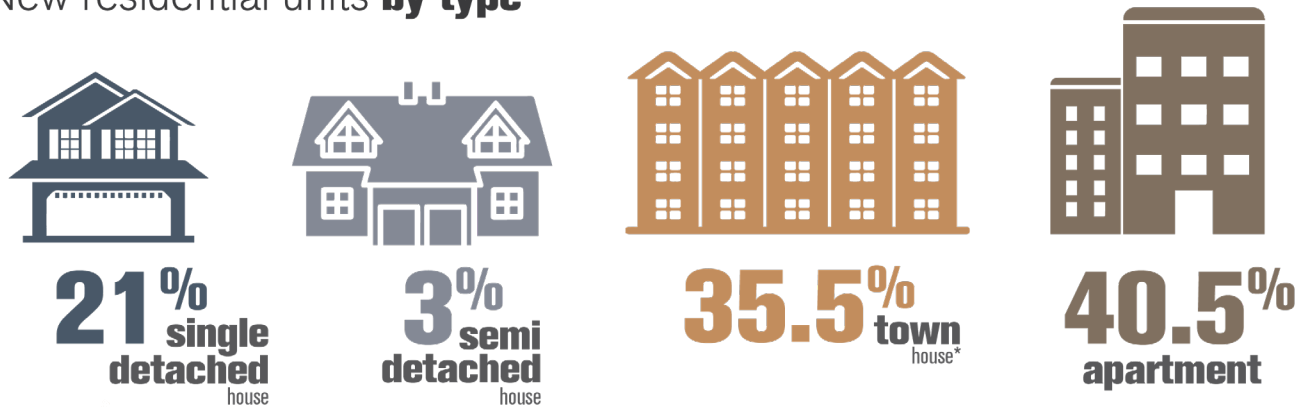


\$2.01 billion
of **residential investment**
in Durham last year

New residential units
by municipality



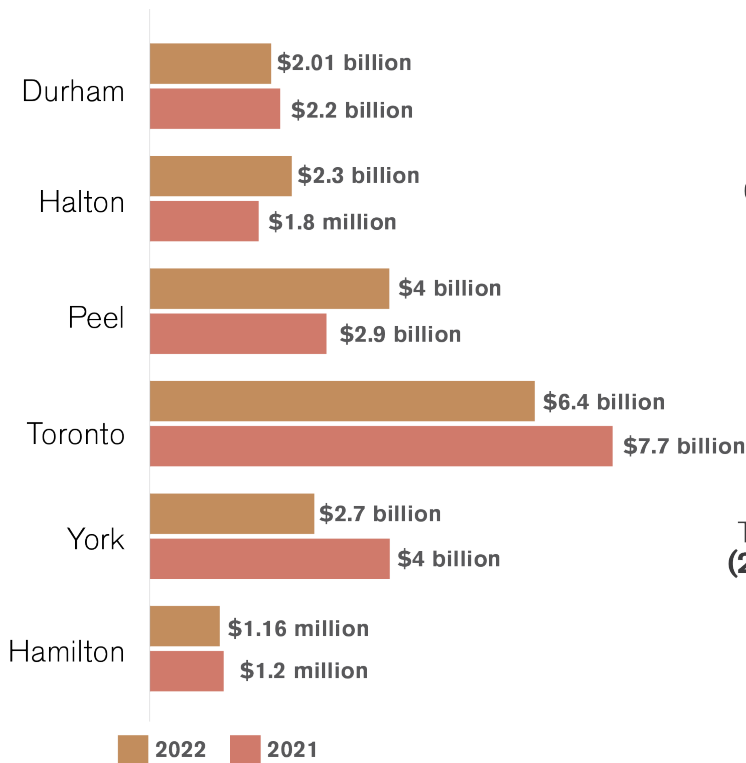
New residential units **by type**



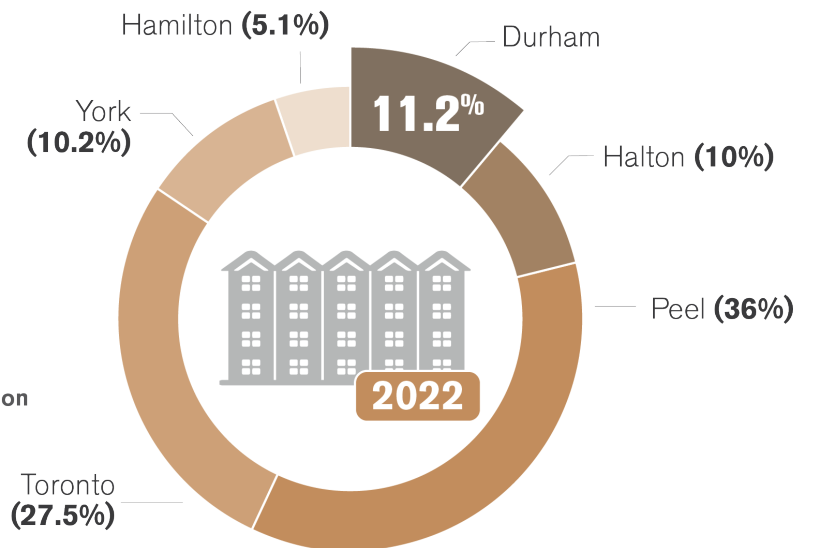
* Includes all forms of town houses, including stacked townhomes and row housing.



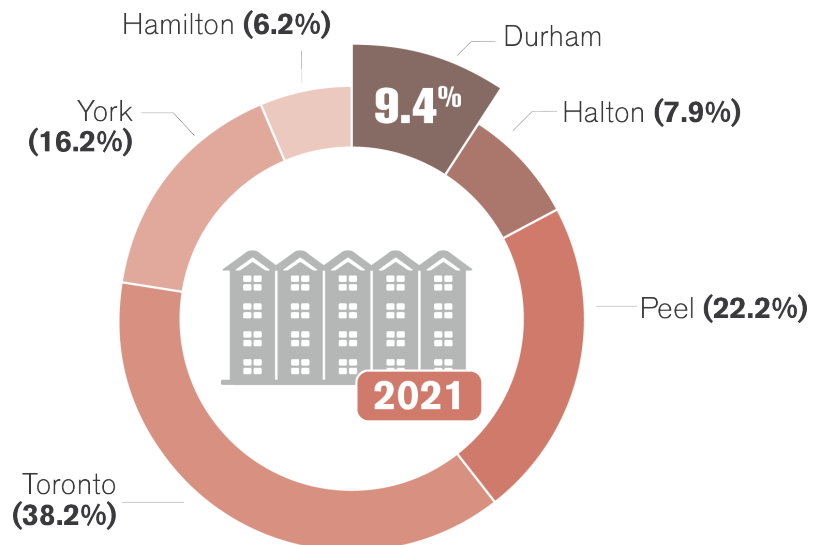
Residential permit value by region



New residential units by region



\$18.6 billion
of residential investment
in the GTHA last year



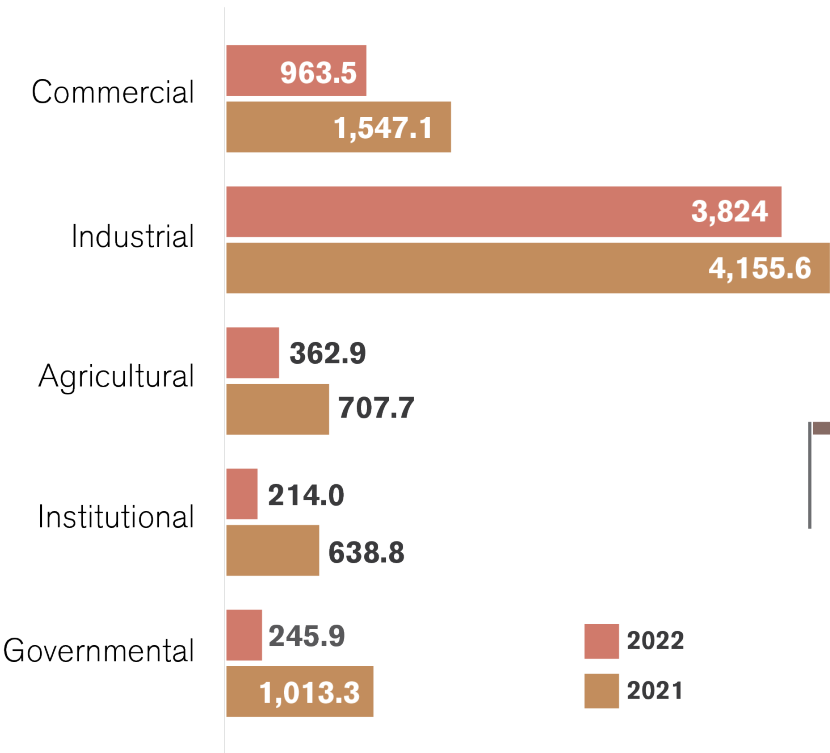
NON-RESIDENTIAL



Non-residential investment **by sector**

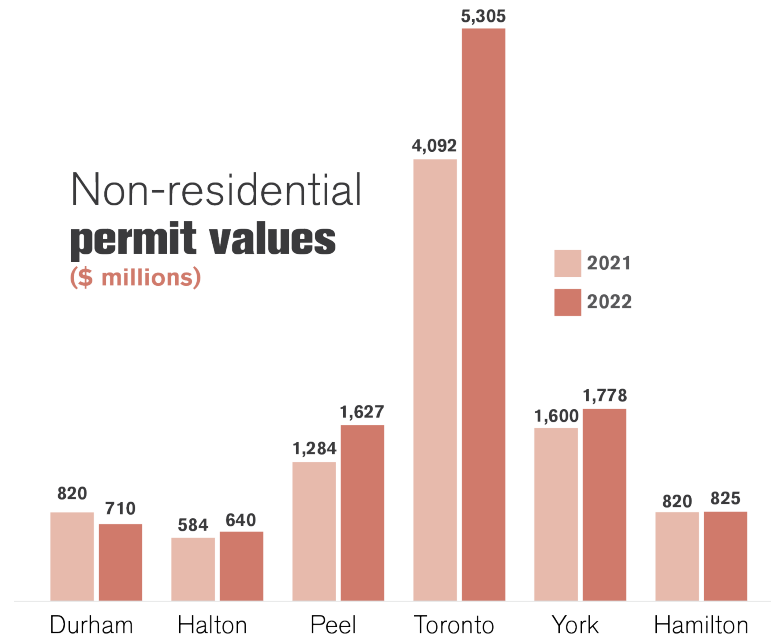


Non-residential **floorspace**
(’000 square feet)

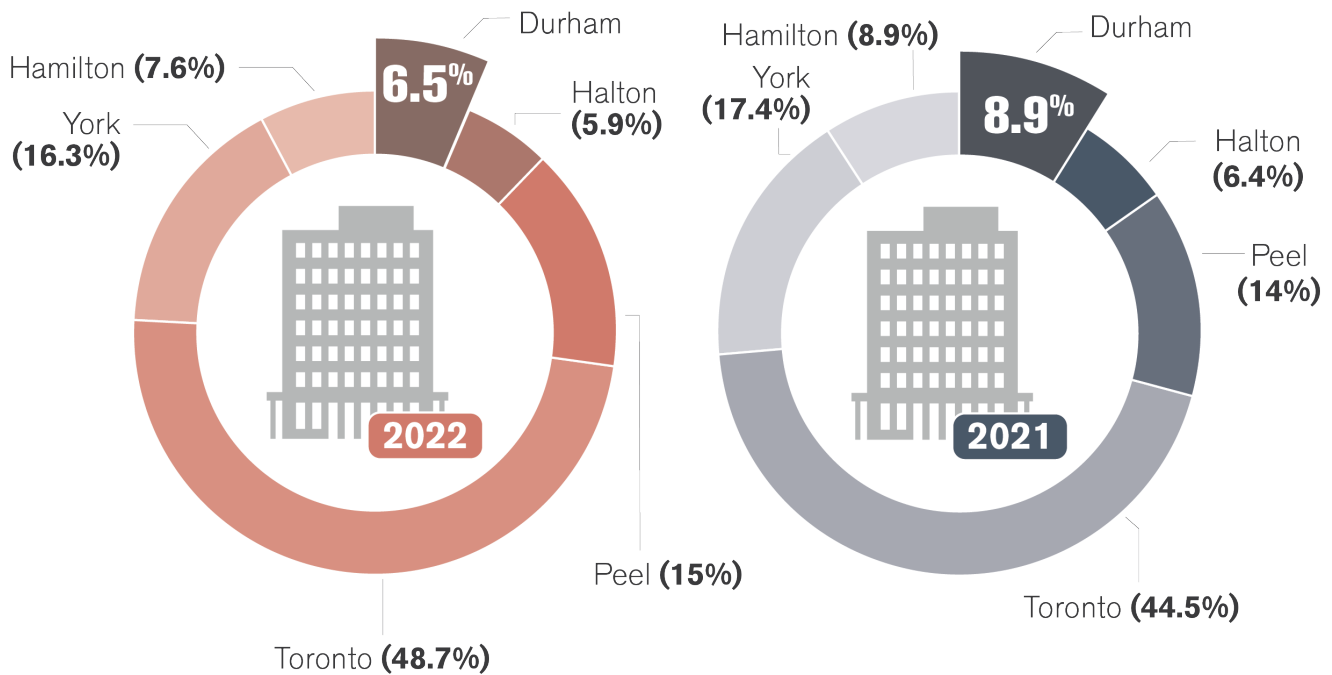


\$10.9 billion of
non-residential investment
in the GTHA last year

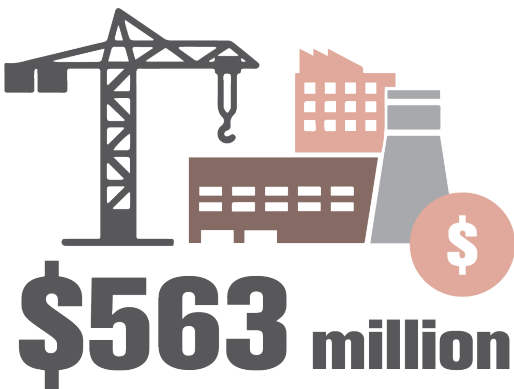
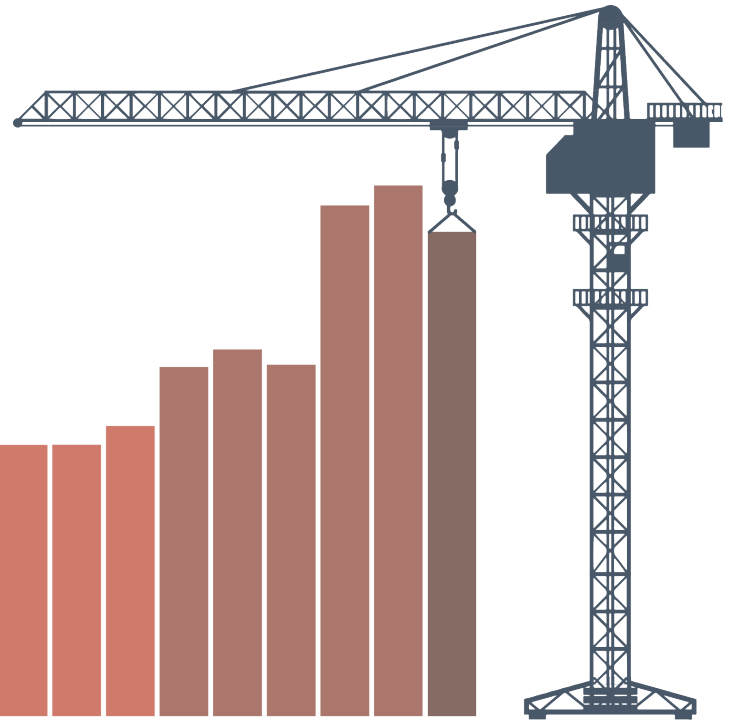
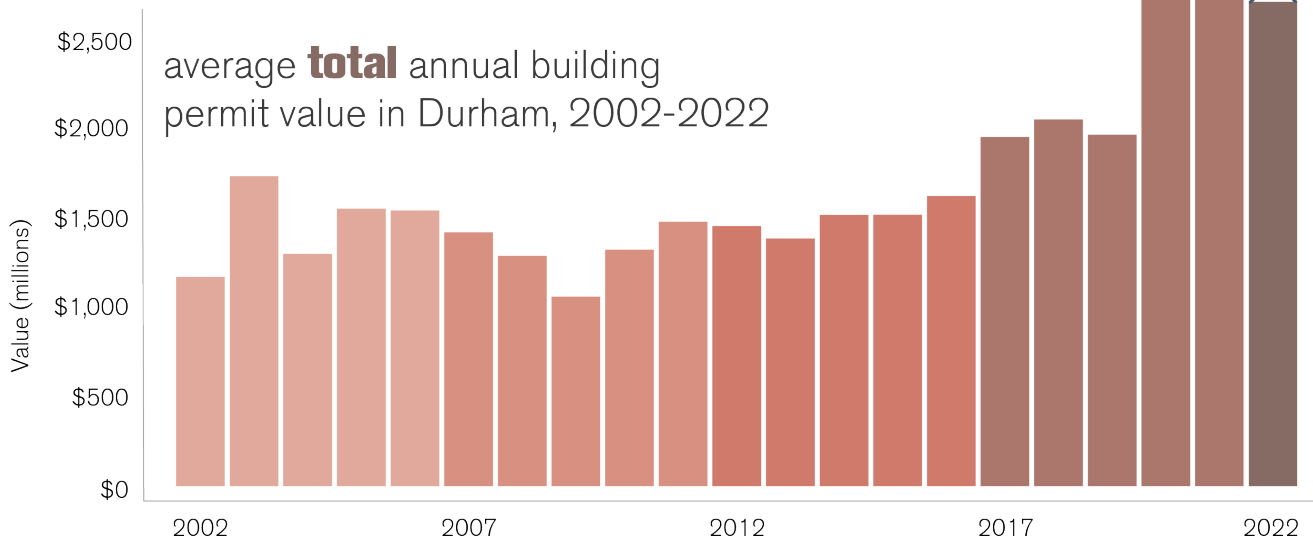
Non-residential permit values (\$ millions)



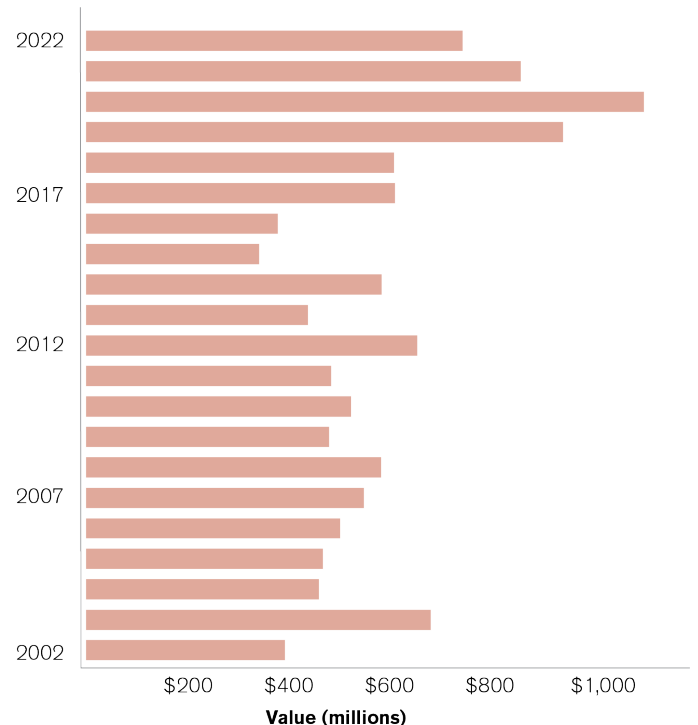
Non-residential investment **by region**



\$1.72 billion



average **non-residential** investment in Durham
2002-2022

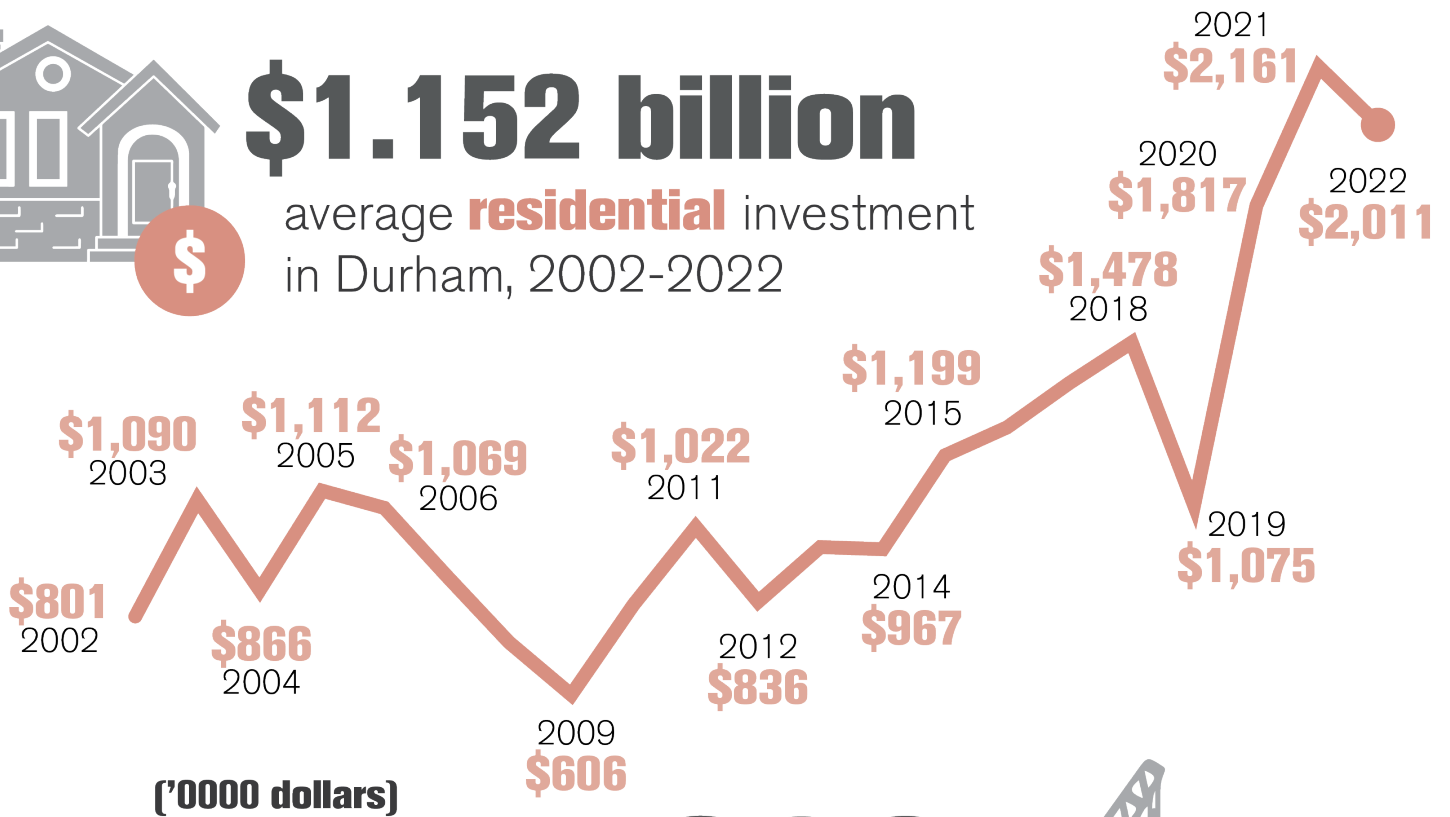


TRENDS



\$1.152 billion

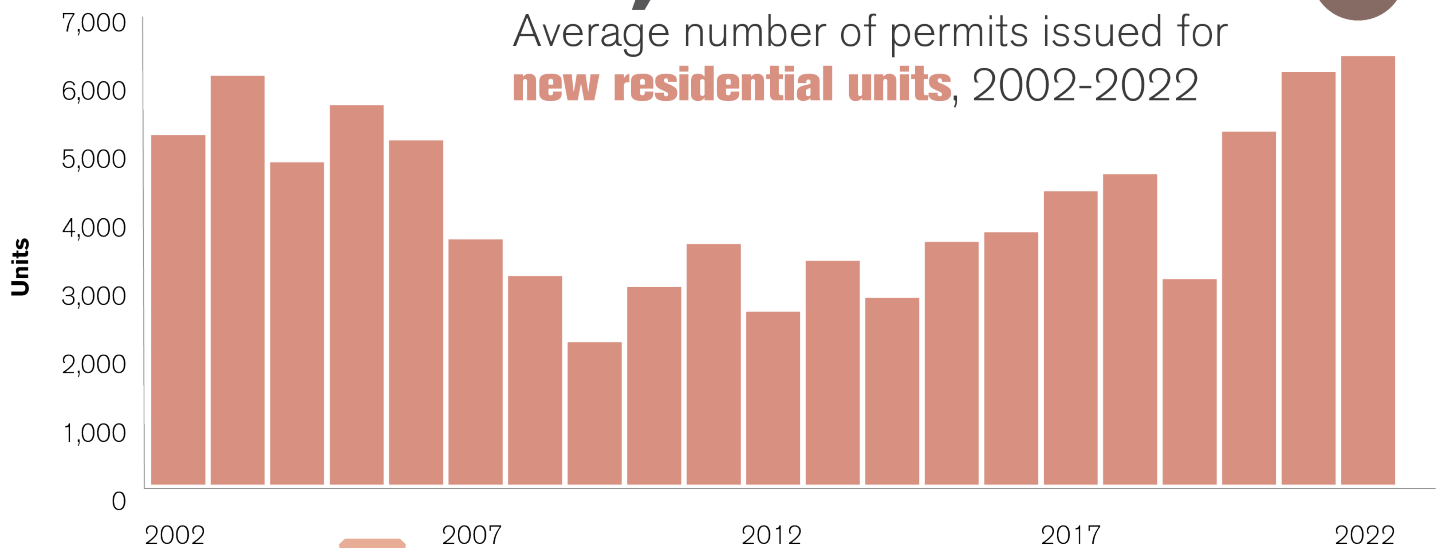
average **residential** investment
in Durham, 2002-2022



4,296

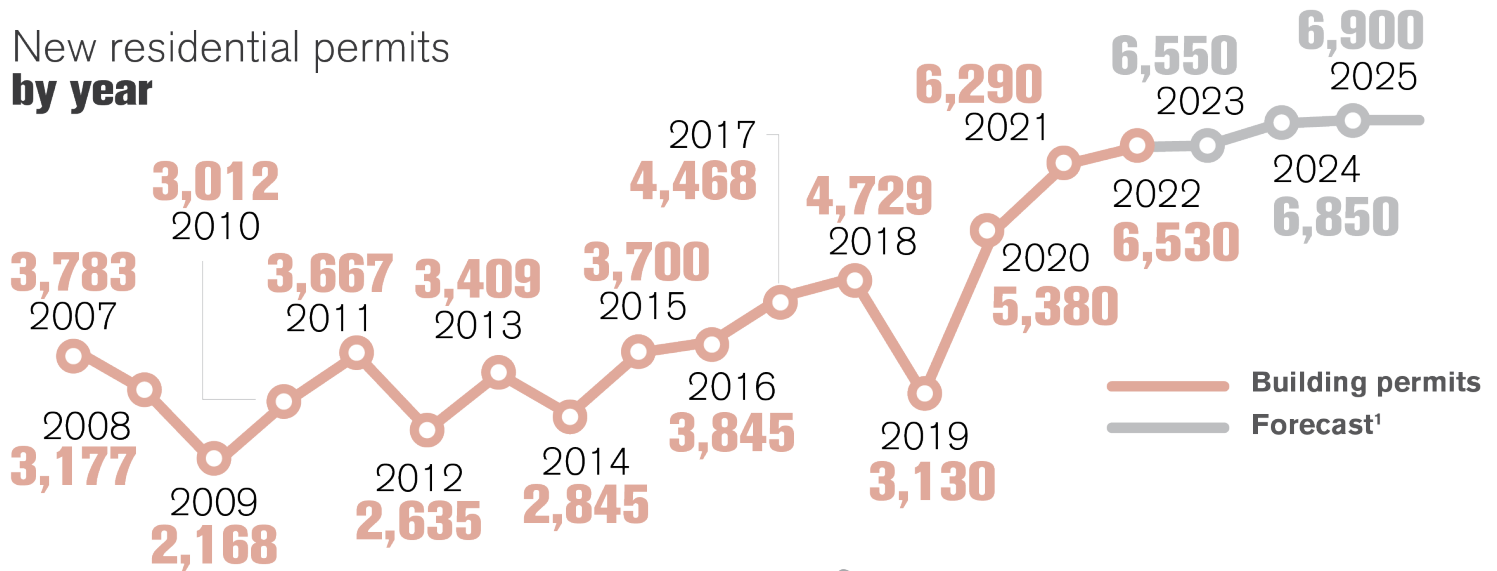


Average number of permits issued for
new residential units, 2002-2022

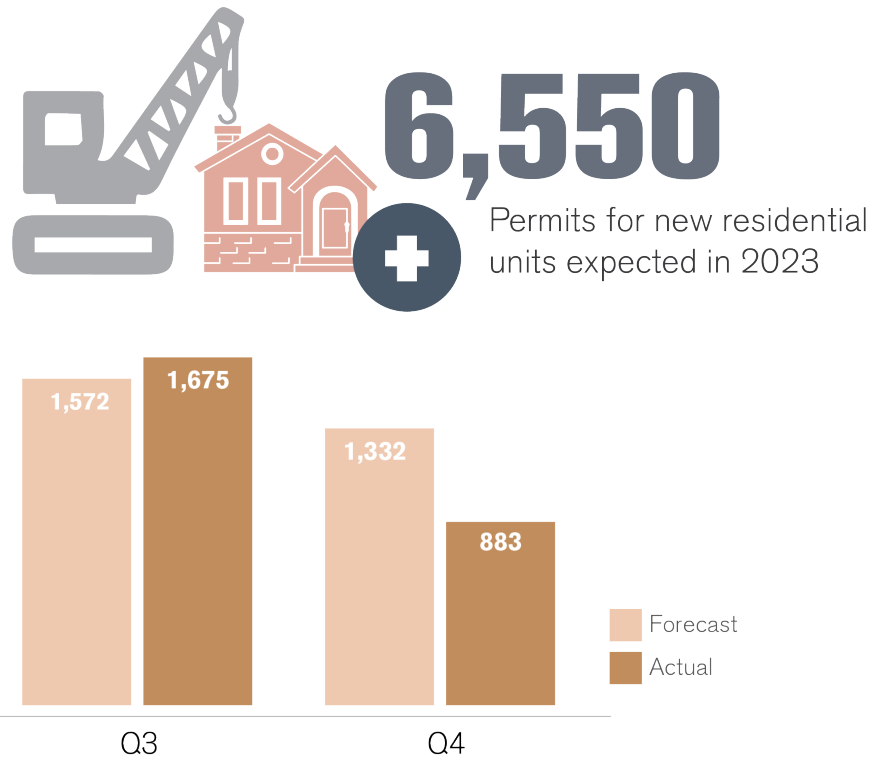


FORECAST

New residential permits by year



2022 building permits forecast vs. actual



¹ Durham Region Planning & Economic Development Department - Residential growth forecasts for infrastructure planning, Summer 2022.

Note: The building permit forecasts are based on achieving Durham's overall population forecast of 960,000 to 2031 as identified in the current Regional Official Plan, which is based on the 2006 Growth Plan. The population forecasts will be updated to 2051 upon the completion of the municipal comprehensive review, which is currently underway.

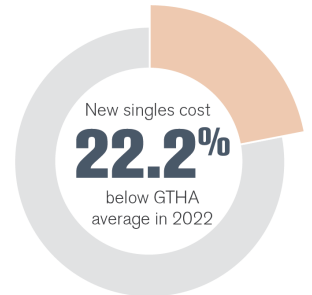
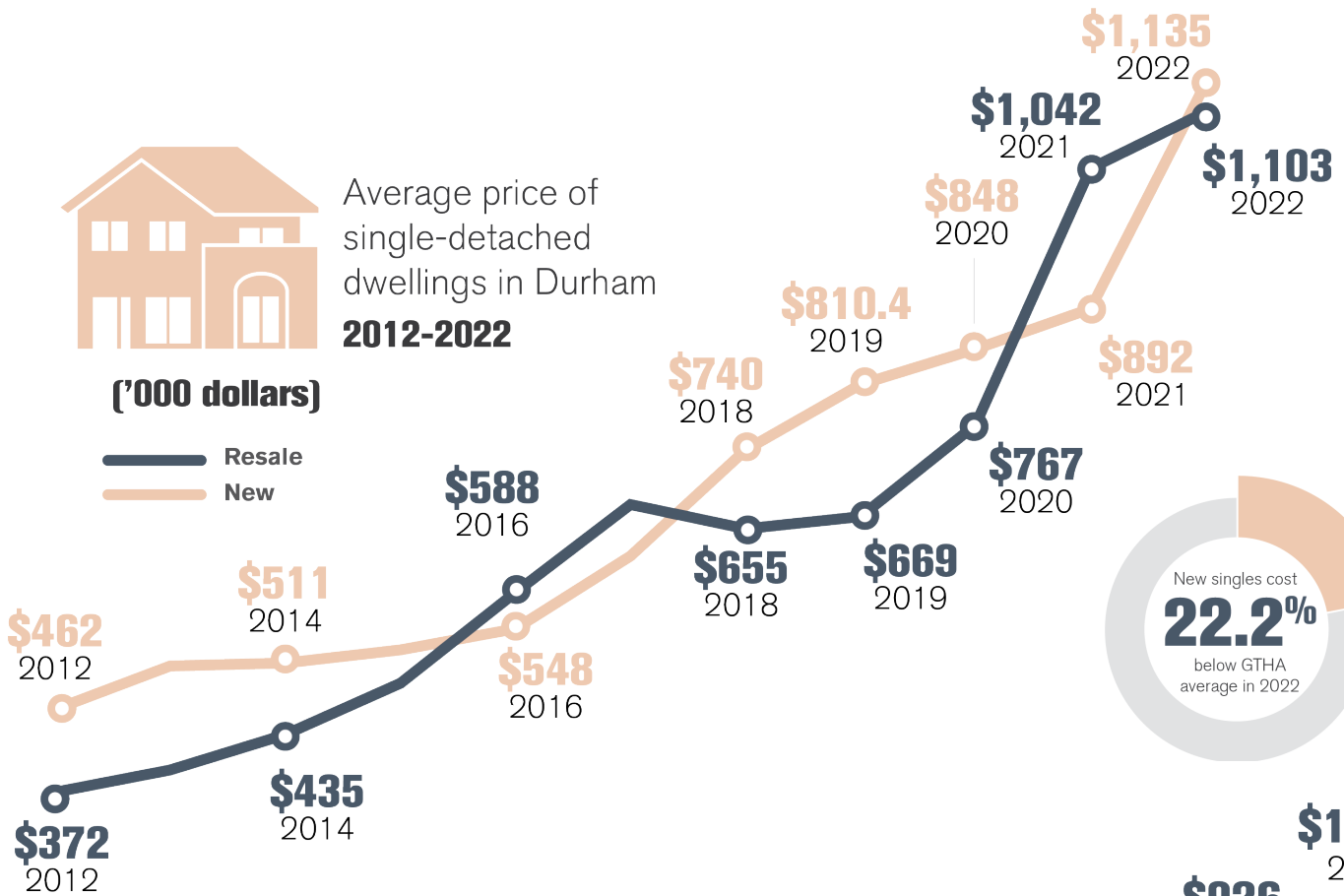
HOUSING MARKET



Average price of
single-detached
dwellings in Durham
2012-2022

(‘000 dollars)

— Resale
— New

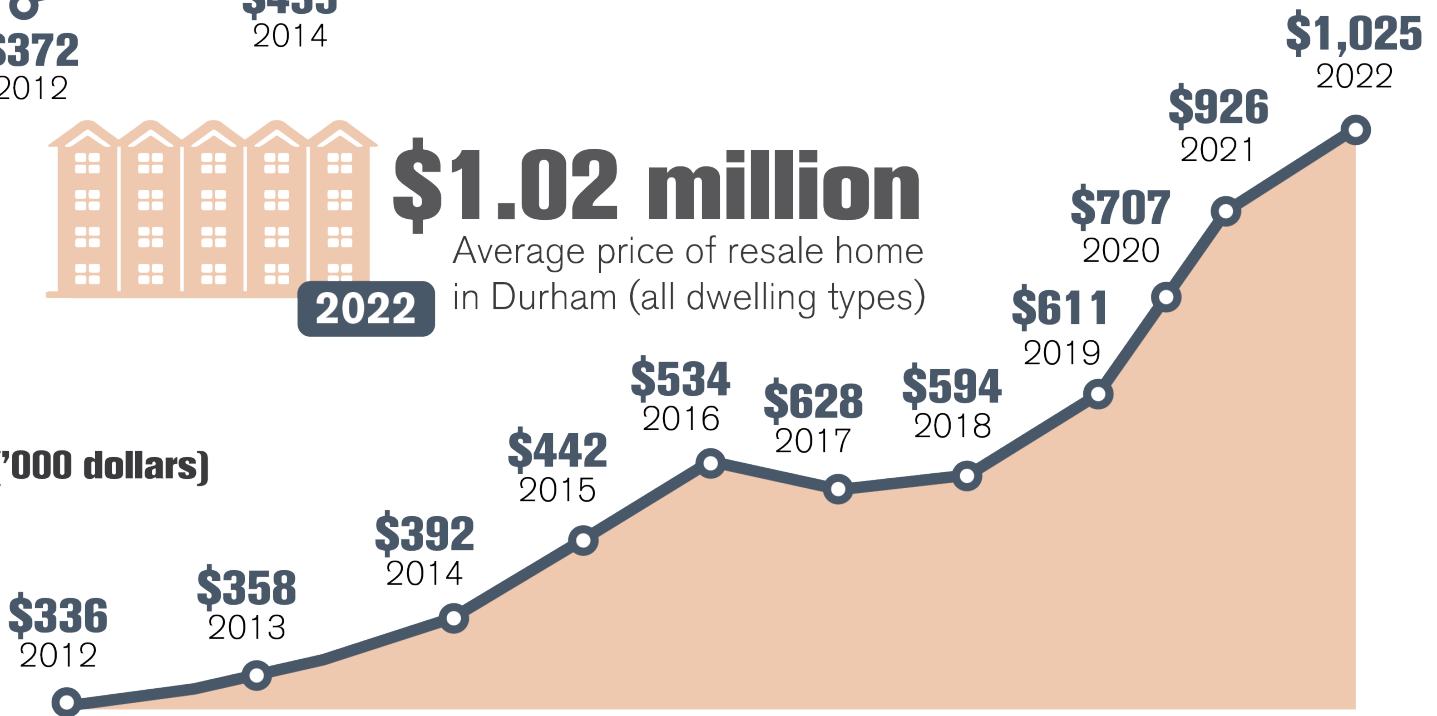


\$1.02 million

Average price of resale home
in Durham (all dwelling types)

2022

(‘000 dollars)





The Regional Municipality of Durham
Planning & Economic Development Department
605 Rossland Road East., Whitby, ON
905-668-7711 or 1-800-372-1102
www.durham.ca

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Attachment 2
Building Permit Activity in Durham - January to December

Table 1
Total value of building permits (\$ million)

Key Indicators	2021		2022		% change
	#	%	#	%	
Total value of building permits (\$ millions)	2,980.1	100%	2,720.5	100%	-8.7
a) By area municipality:					
Ajax	333.5	11.2	308.1	11.3	-7.6
Brock	23.7	0.8	49.3	1.8	108.4
Clarington	301.9	10.1	309.3	11.4	2.4
Oshawa	565.2	19.0	735.5	27.0	30.1
Pickering	530.8	17.8	471.0	17.3	-11.3
Scugog	94.2	3.2	35.8	1.3	-62.0
Uxbridge	56.9	1.9	91.7	3.4	61.0
Whitby	1073.9	36.0	719.8	26.5	-33.0
b) By permit type:					
Residential	2,160.5	72.5	2,010.6	73.9	-6.9
Non-Residential	819.6	27.5	710.0	26.1	-13.4

Table 2
Total value of residential building permits (\$ million)

Key Indicators	2021		2022		% change
	#	%	#	%	
Total value of residential building permits (\$ millions)	2,160.5	100%	2,010.6	100%	-6.9
a) By area municipality:					
Ajax	124.3	5.8	199.4	9.9	60.5
Brock	16.8	0.8	34.9	1.7	108.1
Clarington	201.3	9.3	196.2	9.8	-2.5
Oshawa	468.9	21.7	602.3	30.0	28.5
Pickering	394.2	18.2	374.3	18.6	-5.0
Scugog	77.3	3.6	31.0	1.5	-59.9
Uxbridge	49.0	2.3	75.8	3.8	54.7
Whitby	828.7	38.4	496.5	24.7	-40.1
b) By construction type:					
New residential units	1,996.3	92.4	1,844.5	91.7	-7.6
Renovations, additions and improvements	164.2	7.6	166.1	8.3	1.1

Note: All figures rounded

Source: Durham Region Planning Division building permit summaries.

Table 3
Permits issued for new residential units (# of units)

Key Indicators	2021		2022		%
	#	%	#	%	Change
Permits issued for new residential units	6,290	100%	6,530	100%	3.8
a) By unit type:					
Single	2,120	33.7	1,365	20.9	-35.6
Semi	289	4.6	199	3.0	-31.1
Town	2,557	40.7	2,320	35.5	-9.3
Apartment	1,324	21.0	2,646	40.5	99.8
b) By area municipality:					
Ajax	588	9.3	1,085	16.6	84.5
Brock	27	0.4	69	1.1	155.6
Clarington	561	8.9	595	9.1	6.1
Oshawa	1,325	21.1	2,141	32.8	61.6
Pickering	1,298	20.6	1,023	15.7	-21.2
Scugog	212	3.4	62	0.9	-70.8
Uxbridge	62	1.0	171	2.6	175.8
Whitby	2,217	35.2	1,384	21.2	-37.6
c) By urban/rural area:					
Urban	6,194	98.5	6,446	98.7	4.1
Rural	96	1.5	84	1.3	-12.6
d) By average dwelling size (square feet):					
Single	2,727		2,651		-2.8
Semi	2,039		1,743		-14.5
Town	2,322		1,709		-26.4
Apartment*	1,028		1,019		-0.8

Note: All figures rounded

Source: Durham Region Planning Division building permit summaries.

Table 4
Value of non-residential building permits (\$ millions)

Key Indicators	2021		2022		%
	#	%	#	%	Change
Value of non-residential building permits	819.6	100%	710.0	100%	-13.4
a) By sector:					
Commercial	183.2	22.3	202.1	28.5	10.3
Industrial	417.3	50.9	411.2	57.9	-1.5
Agricultural	19.0	2.3	10.0	1.4	-47.2
Institutional	50.5	6.2	35.3	5.0	-30.1
Governmental	149.7	18.3	51.4	7.2	-65.7
b) By area municipality:					
Ajax	209.2	25.5	108.6	15.3	-48.1
Brock	6.9	0.8	14.4	2.0	109.2
Clarington	100.6	12.3	113.1	15.9	12.3
Oshawa	96.4	11.8	133.2	18.8	38.2
Pickering	136.6	16.7	96.7	13.6	-29.2
Scugog	16.9	2.1	4.8	0.7	-71.7
Uxbridge	7.9	1.0	15.8	2.2	100.0
Whitby	245.1	29.9	223.3	31.5	-8.9
c) Commercial, industrial, and agricultural sectors:	619.4	100.0	623.3	100.0	0.6
Value Associated with New Construction	434.5	70.1	400.0	64.2	-7.9
Value of Renovations, Additions and Improvements	184.9	29.9	223.3	35.8	20.7
d) Institutional and governmental sectors:	200.2	100.0	86.7	100.0	-56.7
Value Associated with New Construction	96.6	48.2	14.7	17.0	-84.7
Value of Renovations, Additions and Improvements	103.6	51.8	71.9	83.0	-30.6

Table 5
Non-residential floor space (thousand sq. ft.)

Key Indicators	2021		2022		%
	#	%	#	%	Change
Non-residential floorspace (thousand sq. ft.)	8,062.6	100%	5,610.3	100%	-30.4
a) By sector:					
Commercial	1,547.1	19.2	963.5	17.2	-37.7
Industrial	4,155.6	51.5	3,824.0	68.2	-8.0
Agricultural	707.7	8.8	362.9	6.5	-48.7
Institutional	638.8	7.9	214.0	3.8	-66.5
Governmental	1,013.3	12.6	245.9	4.4	-75.7
b) By area municipality:					
Ajax	2,489.3	30.9	815.5	14.5	-67.2
Brock	911.8	11.3	118.8	2.1	-87.0
Clarington	1,439.0	17.8	1,226.9	21.9	-14.7
Oshawa	632.5	7.8	320.6	5.7	-49.3
Pickering	249.9	3.1	657.3	11.7	163.0
Scugog	307.1	3.8	130.1	2.3	-57.7
Uxbridge	192.9	2.4	173.5	3.1	-10.1
Whitby	1,840.1	22.8	2,167.7	38.6	17.8

Note: All figures rounded

Source: Durham Region Planning Division building permit summaries.

Table 6
Building permit activity in the Greater Toronto and Hamilton Area (GTHA)

Key indicators		2021	2022	% Change	
1. Durham's share of GTHA building permit activity (%)					
Total Value		10.3	9.2	-1.1	
Residential Value		10.9	10.8	-0.1	
Residential Units		9.4	11.2	1.8	
Non-Residential Value		8.9	6.5	-2.4	
		2021	2021	2022	2022
		#	%	#	%
		% Change			
2. Total value of building permits issued (\$ millions)					
GTHA		28,951.9	100.0%	29,473.3	100.0%
Durham		2,980.1	10.3%	2,720.5	9.2%
Halton		2,386.7	8.2%	2,989.4	10.1%
Peel		4,210.6	14.5%	5,598.0	19.0%
Toronto		11,757.6	40.6%	11,681.2	39.6%
York		5,574.0	19.3%	4,501.2	15.3%
Hamilton		2,042.8	7.1%	1,983.0	6.7%
3. Value of residential building permits issued (\$ millions)					
GTHA		19,751.4	100.0%	18,589.2	100.0%
Durham		2,160.5	10.9%	2,010.6	10.8%
Halton		1,802.3	9.1%	2,349.9	12.6%
Peel		2,926.3	14.8%	3,970.6	21.4%
Toronto		7,665.9	38.8%	6,375.9	34.3%
York		3,973.9	20.1%	2,723.8	14.7%
Hamilton		1,222.6	6.2%	1,158.5	6.2%

Note: This data may contain estimated values by Statistics Canada. As such, this data is subject to change

Sources: Statistics Canada (Halton, Peel, Toronto, York), City of Hamilton, and Durham Region Planning / Area municipal building permit records

Table 7
Permits issued for new residential unit types in the GTHA

Key indicators	2021 #	2021 %	2022 #	2022 %	% Change
GTHA	66,929	100.0%	58,316	100.0%	-12.9%
Single	10,240	15.3%	7,307	12.5%	-28.6%
Semi	1,097	1.6%	667	1.1%	-39.2%
Town	8,015	12.0%	6,472	11.1%	-19.3%
Apartment	47,577	71.1%	43,870	75.2%	-7.8%
Durham	6,290	9.4%	6,530	11.2%	3.8%
Single	2,120	20.7%	1,365	18.7%	-35.6%
Semi	289	26.3%	199	29.8%	-31.1%
Town	2,557	31.9%	2,320	35.8%	-9.3%
Apartment	1,324	2.8%	2,646	6.0%	99.8%
Halton	5,297	7.9%	5,831	10.0%	10.1%
Single	1,410	13.8%	1,075	14.7%	-23.8%
Semi	82	7.5%	32	4.8%	-61.0%
Town	444	5.5%	753	11.6%	69.6%
Apartment	3,361	7.1%	3,971	9.1%	18.1%
Peel	14,841	22.2%	21,019	36.0%	41.6%
Single	1,685	16.5%	1,606	22.0%	-4.7%
Semi	140	12.8%	169	25.3%	20.7%
Town	1,379	17.2%	1,031	15.9%	-25.2%
Apartment	11,637	24.5%	18,213	41.5%	56.5%
Toronto	25,540	38.2%	16,035	27.5%	-37.2%
Single	979	9.6%	879	12.0%	-10.2%
Semi	53	4.8%	46	6.9%	-13.2%
Town	326	4.1%	1,080	16.7%	231.3%
Apartment	24,182	50.8%	14,030	32.0%	-42.0%
York	10,817	16.2%	5,943	10.2%	-45.1%
Single	3,306	32.3%	1,834	25.1%	-44.5%
Semi	351	32.0%	137	20.5%	-61.0%
Town	2,641	33.0%	539	8.3%	-79.6%
Apartment	4,519	9.5%	3,433	7.8%	-24.0%
Hamilton	4,144	6.2%	2,958	5.1%	-28.6%
Single	740	7.2%	548	7.5%	-25.9%
Semi	182	1.8%	84	12.6%	-53.8%
Town	668	6.5%	749	11.6%	12.1%
Apartment	2,554	24.9%	1,577	3.6%	-38.3%

Table 8
Value of non-residential building permits issued in the GTHA (\$ millions)

Key indicators	2021 #	2021 %	2022 #	2022 %	% Change
GTHA	9,200.4	100.0%	10,884.1	100.0%	18.3%
Durham	819.6	8.9%	710.0	6.5%	-13.4%
Halton	584.4	6.4%	639.5	5.9%	9.4%
Peel	1,284.4	14.0%	1,627.4	15.0%	26.7%
Toronto	4,091.7	44.5%	5,305.2	48.7%	29.7%
York	1,600.1	17.4%	1,777.5	16.3%	11.1%
Hamilton	820.2	8.9%	824.5	7.6%	0.5%

Note: This data may contain estimated values by Statistics Canada. As such, this data is subject to change

Sources: Statistics Canada (Halton, Peel, Toronto, York), City of Hamilton, and Durham Region Planning / Area municipal building permit records

Table 10
Housing Market Indicators - January to December

	Key Indicators	2021	2022	% Change
1.	Average Interest Rates¹			
	Conventional Mortgage Rates (%):			
	1 Year Term	2.80	4.46	59.4
	3 Year Term	4.79	4.90	2.3
	5 Year Term	3.49	5.65	61.9
	Bank Rate (%):	0.50	2.42	384.0
2.	Average Cost of a New Single Detached Dwelling²			
	Durham Region:	\$891,557	\$1,134,899	27.3
	Ajax	\$905,611	\$1,658,181	83.1
	Brock	--	--	--
	Clarington	\$829,369	\$924,469	11.5
	Oshawa	\$821,885	\$895,504	9.0
	Pickering	\$1,146,884	\$1,236,773	7.8
	Scugog	--	--	--
	Uxbridge	--	--	--
	Whitby	\$880,474	\$959,566	9.0
	City of Toronto	\$2,035,975	\$2,075,673	1.9
	York Region	\$1,498,036	\$1,486,985	-0.7
	Peel Region	\$1,720,519	\$1,934,311	12.4
	Halton Region	\$1,713,445	\$1,500,592	-12.4
	Hamilton	\$609,069	\$622,445	2.2
3.	Resale Housing Market in Durham³			
	Number of Sales	14,717	9,875	-32.9
	Number of New Listings	18,309	18,164	-0.8
	Average Price (all dwelling types)	\$925,710	\$1,024,570	10.7
	Average Price (single-detached dwelling)	\$1,042,290	\$1,103,043	5.8

Sources: 1. Bank of Canada Website: <http://www.bankofcanada.ca/rates/interest-rates/canadian-interest-rates/>
2. CMHC, Housing Now - Greater Toronto Area, December 2021/2022 and Housing Market Information Portal. Prices rounded.
3. Toronto Regional Real Estate Board - Market Watch, December 2021/2022. Prices rounded.

Table 9
Housing Market Supply of New Units in Durham - January to December

Key Indicators	2021		2022		%
	#	%	#	%	Change
1. Housing Supply					
a) Total Supply	8,822	100%	11,432	100%	29.6
Pending Starts	1,818	20.6	2,514	22.0	38.3
Under Construction	6,942	78.7	8,891	77.8	28.1
Completed & Not Absorbed	62	0.7	27	0.2	-56.5
b) Starts	5,325		5,797		8.9
c) Completions	3,241		3,828		18.1
2. Total Supply	8,822	100%	11,432	100%	29.6
a) By unit type:					
Single	2,435	27.6	2,629	23.0	8.0
Semi	344	3.9	279	2.4	-18.9
Town	2,950	33.4	3,613	31.6	22.5
Apartment	3,093	35.1	4,911	43.0	58.8
3. Absorptions	3,024	100%	3,769	100%	24.6
a) By unit type:					
Single	1,544	292.4	1,276	306.0	-17.4
Semi	226	42.8	266	63.8	17.7
Town	1,193	225.9	1,443	346.0	21.0
Apartment	61	11.6	784	188.0	1,185.2
b) By area municipality:					
Ajax	159	30.1	292	70.0	83.6
Brock	0	0.0	0	0.0	0.0
Clarington	718	136.0	629	150.8	-12.4
Oshawa	403	76.3	1,104	264.7	173.9
Pickering	528	100.0	417	100.0	-21.0
Scugog	0	0.0	0	0.0	0.0
Uxbridge	41	7.8	71	17.0	73.2
Whitby	1175	222.5	1,256	301.2	6.9

Source: Canada Mortgage & Housing Corporation (CMHC) - Local Housing Market Tables, 2021/22 and Housing Market Information Portal