



BUILDING SIMCOE

PREPARED BY THE BUILDING INDUSTRY AND LAND DEVELOPMENT ASSOCIATION



I BUILD TRUST.



"As a commercial developer in the GTA, BILD keeps us abreast of new and ongoing issues relevant to our industry. Through our membership, I am able to inject insight into proposed government policies and a degree of reality on employment land initiatives and challenges. We work with many member consultants and value the relationships we've developed through our involvement with BILD."

Blair Wolk, Vice President
Orlando Corporation,
Builder / Developer
Member Since 2006



I AM BILD[®]

Get Involved: bildgta.ca



INDUSTRY FACT SHEET:

The Home Building, Land Development and Professional Renovation Industry in the Greater GTA

AN ECONOMIC ENGINE

With up to 100,000 people and 50,000 jobs coming to the GTA every year, the building, land development and professional renovation industry is supporting the growth of our region and economy.

In 2013, residential and non-residential construction generated:



34,719

new housing starts



\$22.6 BILLION

investment value of construction, renovation & repair, acquisitions & conversions



207,400 jobs, paying
\$9.7 BILLION in wages

In 2012, professional renovation generated:



\$13 BILLION

in investment value of renovation and repair

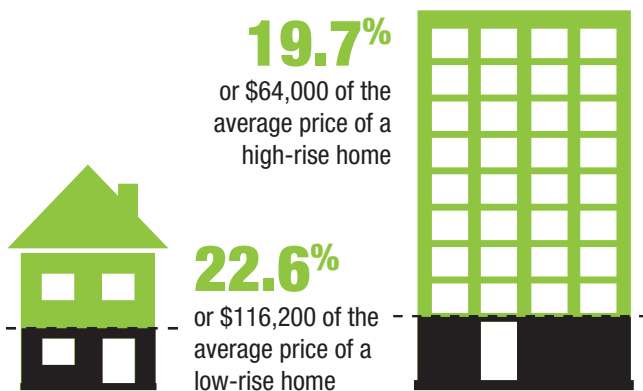


99,900 jobs, paying
\$5.3 BILLION in wages

GOVERNMENT CHARGES AND HOME AFFORDABILITY

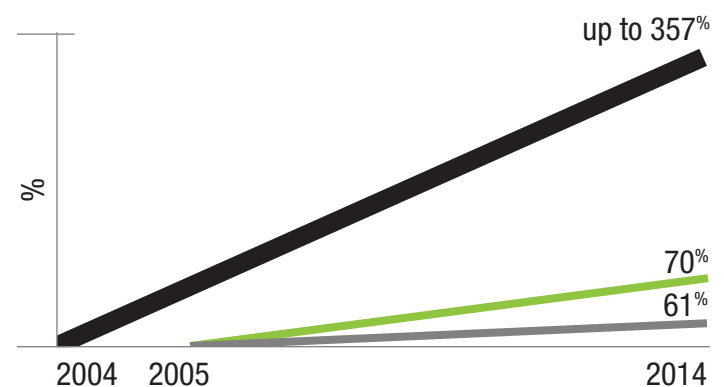
Government charges and fees represent a significant portion of the cost of a new home in the GTA and may be eroding affordability and choice for home buyers.

On average, these charges account for:



Development charge increases outpace home prices

- GTA development charges
- average new low-rise home price
- average new high-rise home price

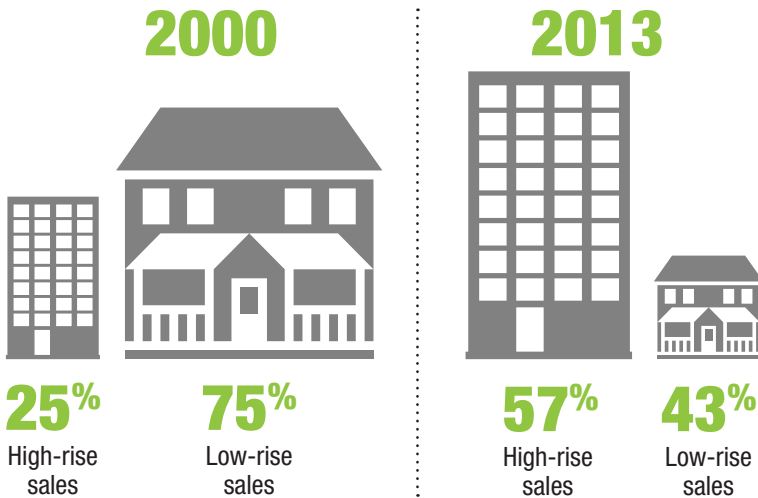


An unfair tax burden:

\$1,000,000,000

in development charges are paid by GTA new home buyers every year to fund growth-related infrastructure like bridges, sewers, libraries and other public services.

INDUSTRY IS RESPONDING TO *PLACES TO GROW* INTENSIFICATION TARGETS



Unfortunately, many municipal zoning by-laws haven't followed suit. In too many cases, development applications have been subject to lengthy rezoning processes despite being in keeping with growth targets set out in *Places to Grow*.

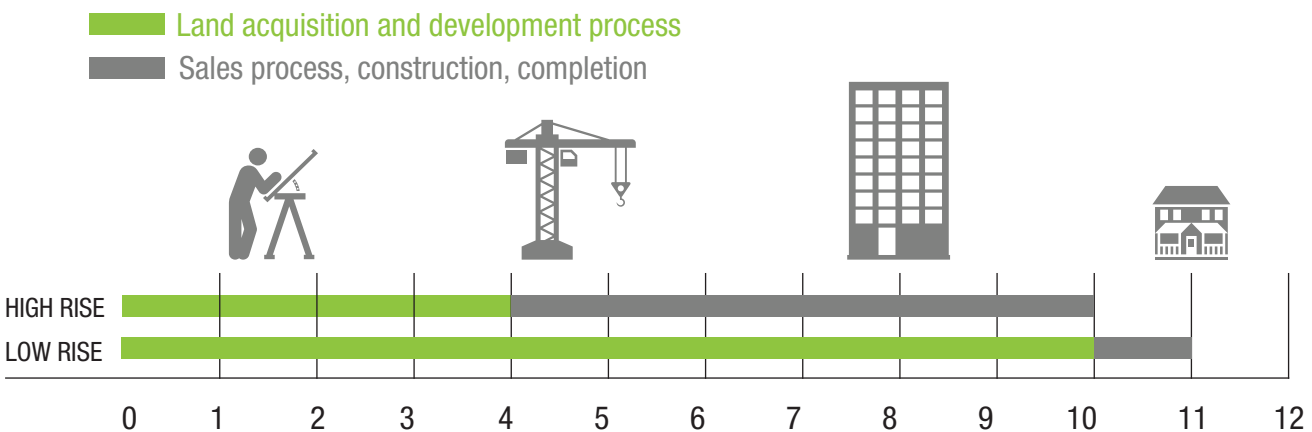


The Ontario Municipal Board is essential for the development approval process:

- ✓ An impartial, evidence-based, quasi-judicial administrative tribunal
- ✓ Removes local political sentiments from planning decisions
- ✓ Reviews development applications on planning merit, provincial and municipal policies, and makes decisions based on expert witness evidence
- ✓ Results in celebrated projects across the GTA

GETTING IT BUILT

It takes approximately 10 years to complete either a low-rise or high-rise development project in the GTA.



IMPACT OF PARKLAND FEE RATE ON PRICE OF A NEW HOME

Our industry is committed to providing parks and amenity space for new development. However, Ontario's parkland dedication provisions date back 40 years and were created with low-density development in mind.



Outdated policies don't align with the Province's intensification goals and policies.

BILD suggests municipalities cap parkland dedication fees at 5 to 10 per cent of the value of the development site or the site's land area as was done in the City of Toronto. This will benefit all types of housing.





SIMCOE COUNTY FACT SHEET: The Home Building, Land Development and Professional Renovation Industry

AN ECONOMIC ENGINE

Economic Impacts in Simcoe County (2012)*



\$1.4 BILLION
investment value of residential construction,
renovation & repair, acquisitions & conversions



\$800 MILLION
in renovation and repair



12,000 jobs in new home construction
and related fields, paying
\$640 MILLION in wages

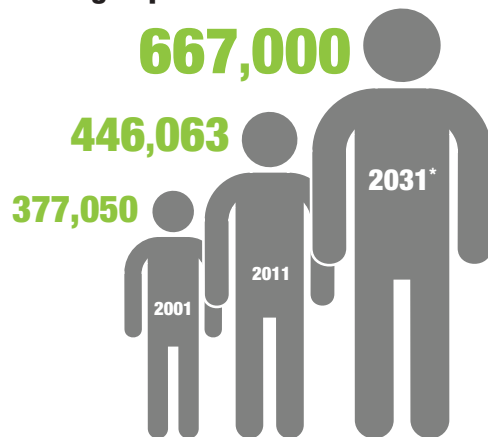


6,900 jobs in renovation
and repair, paying
\$370 MILLION in wages

*Based on data from Canada Mortgage and Housing Corporation and Statistics Canada

LOCAL SNAPSHOT

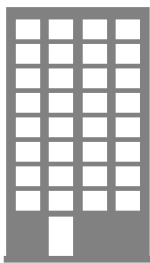
A Growing Population



*As projected by Statistics Canada, Regional Planning Authorities
and Schedule 7 of the Growth Plan.

Average New Home Price (2013)*

High rise



\$307,716

Low rise



\$410,003
↑ 10.90%
since 2010

*Based on data from RealNet

Median Household Total Income*



\$73,624
Simcoe County

\$81,900
GTA average

* According to most recent available data from Statistics Canada (2010/11).

Residential Property Tax Rate*



0.305511%
Simcoe County

0.57533%
GTA region
average

*As of February 2014.

Building Permits Value (2012)*



\$529 MILLION Residential

\$238 MILLION Non-residential

*According to most recent available data from County of Simcoe, Economic Development Office.



CITY OF BARRIE FACT SHEET: The Home Building, Land Development and Professional Renovation Industry

AN ECONOMIC ENGINE

Economic Impacts in Simcoe County (2012)*



\$1.4 BILLION
investment value of residential construction,
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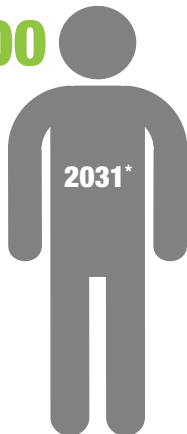
6,900 jobs in renovation
and repair, paying
\$370 MILLION in wages

*Based on data from Canada Mortgage and Housing Corporation and Statistics Canada

LOCAL SNAPSHOT: CITY OF BARRIE

A Growing Population

210,000



2031*

135,711



2011

103,710



2001

*As projected by Statistics Canada, Regional Planning Authorities
and Schedule 7 of the Growth Plan.

Median Household Total Income*



\$80,928
City of Barrie

\$81,900
GTA average

*According to most recent available data from Statistics Canada (2010/11).

Residential Property Tax Rate*



1.322417%
City of Barrie

1.07994%
GTA average

*As of February 2014.

Building Permits Value (2012)*



\$103 MILLION Residential

\$72 MILLION Non-residential

*According to most recent available data from County of Simcoe, Economic Development Office.



TOWN OF BRADFORD WEST GWILLIMBURY FACT SHEET: The Home Building, Land Development and Professional Renovation Industry

AN ECONOMIC ENGINE

Economic Impacts in Simcoe County (2012)*



\$1.4 BILLION
investment value of residential construction,
renovation & repair, acquisitions & conversions



\$800 MILLION
in renovation and repair



12,000 jobs in new home construction
and related fields, paying
\$640 MILLION in wages

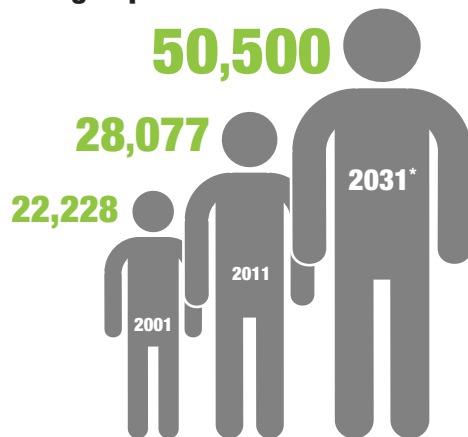


6,900 jobs in renovation
and repair, paying
\$370 MILLION in wages

*Based on data from Canada Mortgage and Housing Corporation and Statistics Canada

LOCAL SNAPSHOT: TOWN OF BRADFORD WEST GWILLIMBURY

A Growing Population



*As projected by Statistics Canada, Regional Planning Authorities and Schedule 7 of the Growth Plan.

Median Household Total Income*



\$83,205
Town of Bradford West
Gwillimbury

\$81,900
GTA average

*According to most recent available data from Statistics Canada (2010/11).

Residential Property Tax Rate*



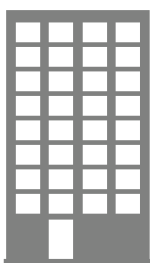
1.163646%
Town of Bradford West
Gwillimbury

1.07994%
GTA average

*As of February 2014.

Average New Home Price (2013)*

High rise



\$250,600

Low rise



\$486,128
18.05%
since 2010

*Based on data from RealNet

Construction Starts (2013)*



0
High rise

617
Low rise

*Based on data from RealNet

Building Permits Value (2012)*



\$74.9 MILLION Residential

\$19 MILLION Non-residential

*According to most recent available data from County of Simcoe, Economic Development Office.

I BUILD CONFIDENCE.



"They say you only get out of something what you put into it. This has certainly been my experience with BILD; the more engaged I am, the more I benefit personally and professionally. Being a member has allowed us to contribute to BILD's overall growth and direction. As a board member, I have had the opportunity to collaborate with industry leaders and learn a great deal."

**Howard Friedman, Vice President
& CUD Residential Surety**
Travelers Canada, Financial Service
Member Since 1993



I AM BILD®

Get Involved: bildgta.ca



TOWN OF INNISFIL FACT SHEET: The Home Building, Land Development and Professional Renovation Industry

AN ECONOMIC ENGINE

Economic Impacts in Simcoe County (2012)*



\$1.4 BILLION

investment value of residential construction, renovation & repair, acquisitions & conversions



\$800 MILLION

in renovation and repair



12,000

jobs in new home construction and related fields, paying

\$640 MILLION

in wages



6,900

jobs in renovation and repair, paying

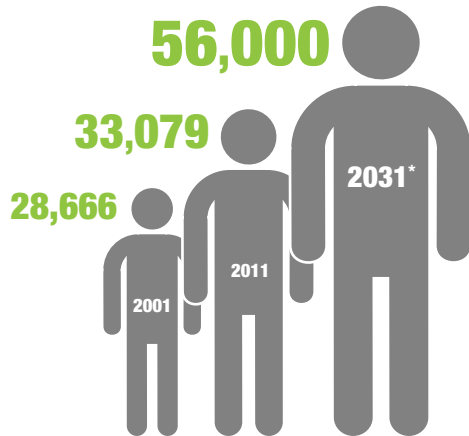
\$370 MILLION

in wages

*Based on data from Canada Mortgage and Housing Corporation and Statistics Canada

LOCAL SNAPSHOT: TOWN OF INNISFIL

A Growing Population



*As projected by Statistics Canada, Regional Planning Authorities and Schedule 7 of the Growth Plan.

Average New Home Price (2013)*

Low rise



*Based on data from RealNet

Median Household Total Income*



\$70,252

Town of Innisfil

\$81,900
GTA average

* According to most recent available data from Statistics Canada (2010/11).

Residential Property Tax Rate*



1.115061%

Town of Innisfil

1.07994%
GTA average

*As of February 2014.

Building Permits Value (2012)*



\$69 MILLION Residential

\$8.3 MILLION Non-residential

*According to most recent available data from County of Simcoe, Economic Development Office.



TOWN OF NEW TECUMSETH FACT SHEET: The Home Building, Land Development and Professional Renovation Industry

AN ECONOMIC ENGINE

Economic Impacts in Simcoe County (2012)*



\$1.4 BILLION
investment value of residential construction,
renovation & repair, acquisitions & conversions



\$800 MILLION
in renovation and repair



12,000 jobs in new home construction
and related fields, paying
\$640 MILLION in wages

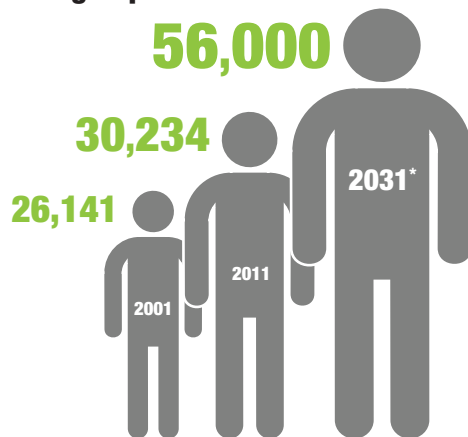


6,900 jobs in renovation
and repair, paying
\$370 MILLION in wages

*Based on data from Canada Mortgage and Housing Corporation and Statistics Canada

LOCAL SNAPSHOT: TOWN OF NEW TECUMSETH

A Growing Population



*As projected by Statistics Canada, Regional Planning Authorities and Schedule 7 of the Growth Plan.

Median Household Total Income*



\$75,185
Town of New Tecumseth

\$81,900
GTA average

*According to most recent available data from Statistics Canada (2010/11).

Residential Property Tax Rate*



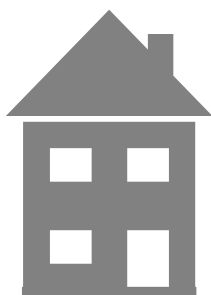
1.04365%
Town of New Tecumseth

1.07994%
GTA average

*As of February 2014.

Average New Home Price (2013)*

Low rise



\$405,807
↑ 29.0%
since 2010

Construction Starts (2013)*



0
High rise

333
Low rise

*Based on data from RealNet

Building Permits Value (2012)*



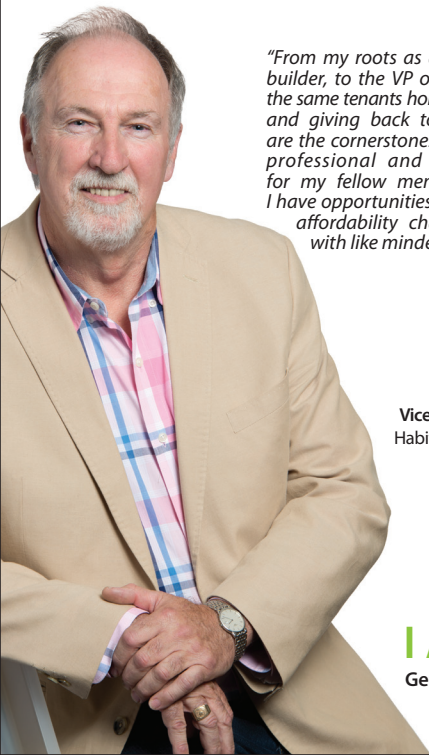
\$56.7 MILLION Residential

\$4.4 MILLION Non-residential

*Based on data from RealNet

*According to most recent available data from County of Simcoe, Economic Development Office.

I BUILD DREAMS.



"From my roots as a small custom home builder, to the VP of a non-profit builder, the same tenants hold true, professionalism, and giving back to the industry. These are the cornerstones to being a reputable professional and certainly hold true for my fellow members. Through BILD, I have opportunities to tackle the housing affordability challenge and network with like minded professionals."

A handwritten signature in black ink, appearing to read "Wayne Dempsey".

Wayne Dempsey
Vice President Construction
Habitat for Humanity Toronto
Builder / Developer
Member Since 2002



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BILD®