



BUILDING DURHAM

PREPARED BY THE BUILDING INDUSTRY AND LAND DEVELOPMENT ASSOCIATION



July 2014

I BUILD CREDIBILITY.



"I know a lot of things, but I don't know everything. BILD means I get timely information. BILD means I know someone I can call who can answer the questions I can't. This way, I can provide a better service to my clients. Acquaintances become contacts become friends and clients. That is BILD."

A handwritten signature in black ink that reads "Rodney Ikeda".

Rodney Ikeda, Partner
Goldman Sloan Nash & Haber LLP
Service Professional
Member Since 1992



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:

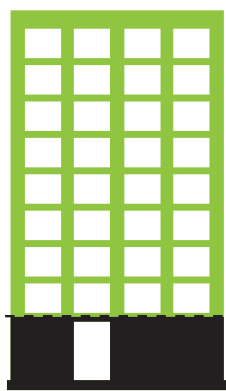


19.7%

or \$64,000 of the average price of a high-rise home

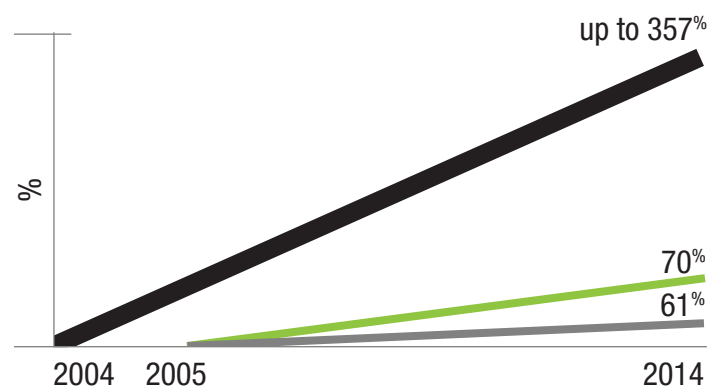
22.6%

or \$116,200 of the average price of a low-rise home



Development charge increases outpace home prices

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

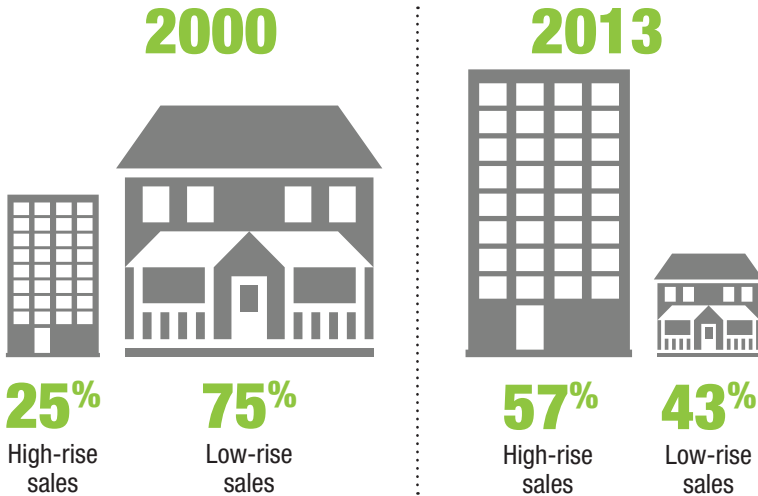


An unfair tax burden:

\$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*.

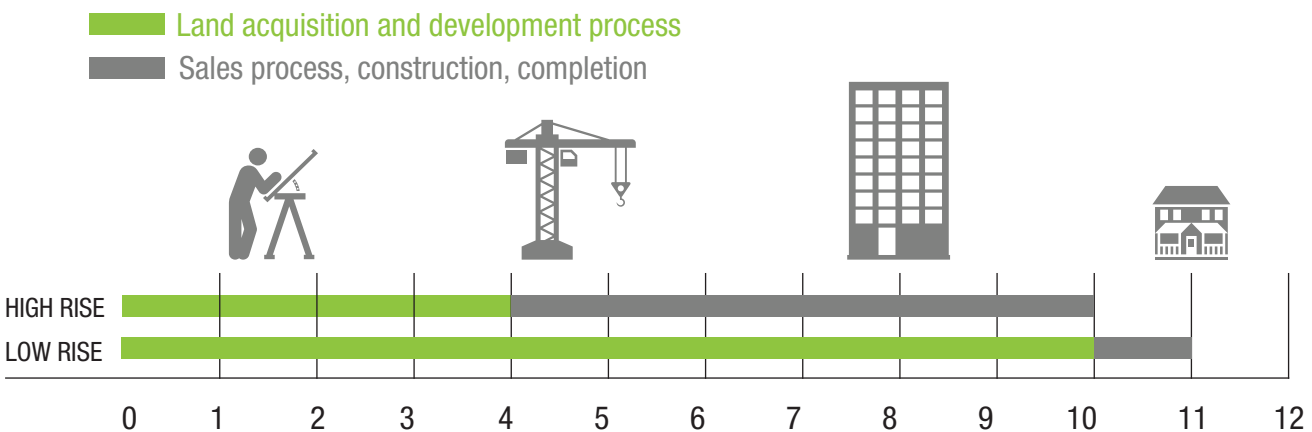


The Ontario Municipal Board is essential for the development approval process:

- ✓ 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.





DURHAM REGION FACT SHEET:

The Home Building, Land Development and Professional Renovation Industry

AN ECONOMIC ENGINE

Economic Impacts in Durham Region (2012)*



\$2.2 BILLION

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



\$1.1 BILLION

in renovation and repair



16,200

jobs in new home construction and related fields, paying

\$860 MILLION

in wages



8,300

jobs in renovation and repair, paying

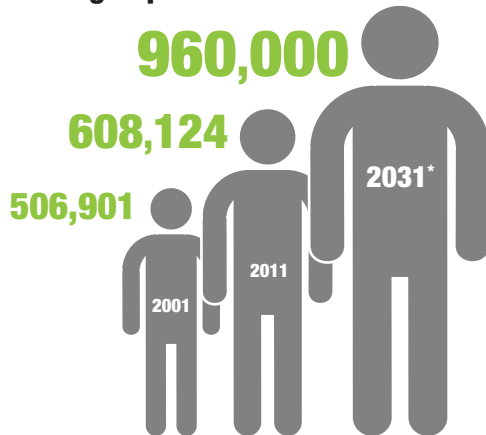
\$440 MILLION

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 3 of the Growth Plan.

Median Household Total Income*



\$81,119

Durham Region

\$81,900
GTA average

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

Residential Property Tax Rate*



0.718806%

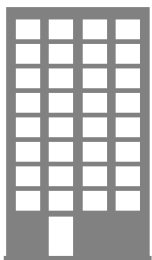
Durham Region

0.57533%
GTA region average

*As of February 2014.

Average New Home Price (2013)*

High rise



\$286,960

↑ 11.46%
since 2010

Low rise

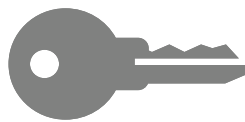


\$453,968

↑ 26.71%
since 2010

*Based on data from RealNet

New Home Sales (2013)*



79

High rise

2,305

Low rise

*Based on data from RealNet

Construction Starts (2013)*



287

High rise

2,081

Low rise

Building Permits Value (2013)*



\$972 MILLION

Residential

\$418 MILLION

Non-residential

*According to most recent available data from Durham Region 2013 Annual Building Activity Review.



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

AN ECONOMIC ENGINE

Economic Impacts in Durham Region (2012)*



\$2.2 BILLION
investment value of residential construction,
renovation & repair, acquisitions & conversions



\$1.1 BILLION
in renovation and repair



16,200 jobs in new home construction
and related fields, paying
\$860 MILLION in wages

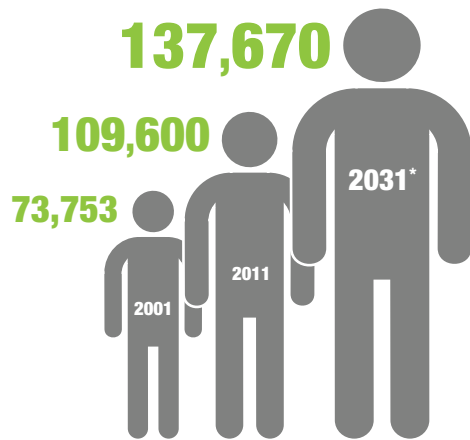


8,300 jobs in renovation
and repair, paying
\$440 MILLION in wages

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

LOCAL SNAPSHOT: TOWN OF AJAX

A Growing Population



*As projected by Statistics Canada & Regional Planning Authorities.

Median Household Total Income*



\$88,262
Town of Ajax

\$81,900
GTA average

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

Residential Property Tax Rate*



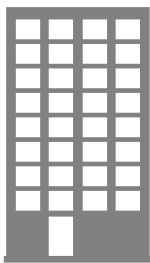
1.33385%
Town of Ajax

1.07994%
GTA average

*As of February 2014.

Average New Home Price (2013)*

High rise



\$261,563

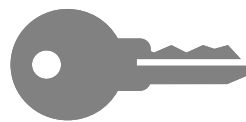
Low rise



\$501,374
40.25%
since 2010

*Based on data from RealNet

New Home Sales (2013)*



12 High rise
576 Low rise

*Based on data from RealNet

Construction Starts (2013)*



0 High rise
523 Low rise

Building Permits Value (2013)*



\$313 MILLION Residential
\$53 MILLION Non-residential

*According to most recent available data from Durham Region 2013 Annual Building Activity Review.



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

AN ECONOMIC ENGINE

Economic Impacts in Durham Region (2012)*



\$2.2 BILLION

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



\$1.1 BILLION

in renovation and repair



16,200

jobs in new home construction and related fields, paying

\$860 MILLION

in wages



8,300

jobs in renovation and repair, paying

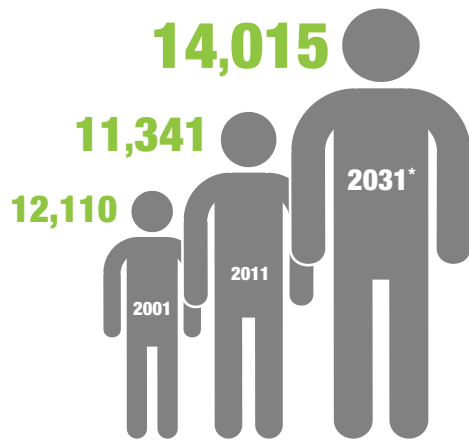
\$440 MILLION

in wages

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

LOCAL SNAPSHOT: TOWN OF BROCK

A Growing Population



*As projected by Statistics Canada & Regional Planning Authorities.

Median Household Total Income*



\$67,352

Town of Brock

\$81,900
GTA average

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

Residential Property Tax Rate*



1.462998%

Town of Brock

1.07994%
GTA average

*As of February 2014.

Average New Home Price (2013)*

Low rise



\$338,207

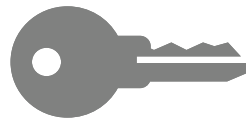


17.89%

since 2010

*Based on data from RealNet

New Home Sales (2013)*



0

High rise

17

Low rise

*Based on data from RealNet

Construction Starts (2013)*



0

High rise

17

Low rise

Building Permits Value (2013)*



\$8.0 MILLION

Residential

\$3.6 MILLION

Non-residential

*According to most recent available data from Durham Region 2013 Annual Building Activity Review.



MUNICIPALITY OF CLARINGTON FACT SHEET:

The Home Building, Land Development and Professional Renovation Industry

AN ECONOMIC ENGINE

Economic Impacts in Durham Region (2012)*



\$2.2 BILLION
investment value of residential construction, renovation & repair, acquisitions & conversions



\$1.1 BILLION
in renovation and repair



16,200 jobs in new home construction and related fields, paying **\$860 MILLION** in wages

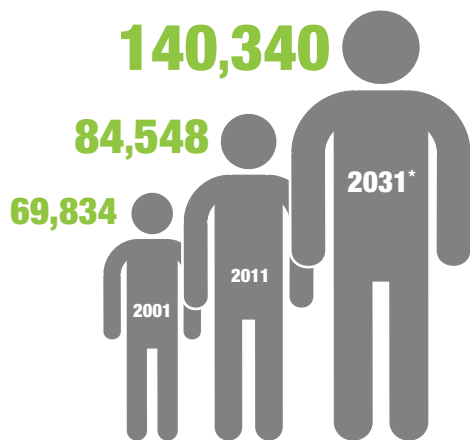


8,300 jobs in renovation and repair, paying **\$440 MILLION** in wages

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

LOCAL SNAPSHOT: MUNICIPALITY OF CLARINGTON

A Growing Population



*As projected by Statistics Canada & Regional Planning Authorities.

Median Household Total Income*



\$83,439
Municipality of Clarington

\$81,900
GTA average

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

Residential Property Tax Rate*



1.377107%
Municipality of Clarington

1.07994%
GTA average

*As of February 2014.

Average New Home Price (2013)*

Low rise



\$369,067**

*Based on data from RealNet

**Avg price of available homes for sale at year end, 2013

New Home Sales (2013)*



0
High rise

450
Low rise

*Based on data from RealNet

Building Permits Value (2013)*



\$124 MILLION Residential

\$67 MILLION Non-residential

*According to most recent available data from Durham Region 2013 Annual Building Activity Review.



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

AN ECONOMIC ENGINE

Economic Impacts in Durham Region (2012)*



\$2.2 BILLION
investment value of residential construction,
renovation & repair, acquisitions & conversions



\$1.1 BILLION
in renovation and repair



16,200 jobs in new home construction
and related fields, paying
\$860 MILLION in wages

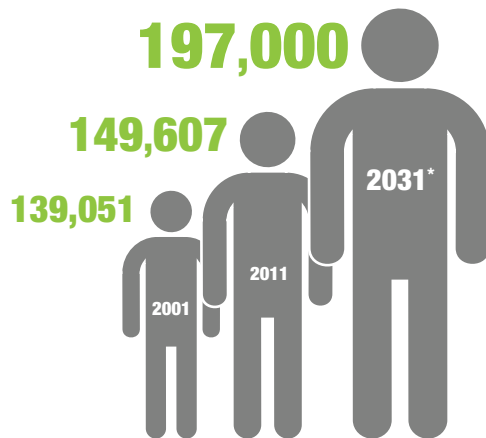


8,300 jobs in renovation
and repair, paying
\$440 MILLION in wages

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

LOCAL SNAPSHOT: CITY OF OSHAWA

A Growing Population



*As projected by Statistics Canada & Regional Planning Authorities.

Median Household Total Income*



\$63,136
City of Oshawa

\$81,900
GTA average

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

Residential Property Tax Rate**



1.625269%
City of Oshawa

1.07994%
GTA average

**As of February 2014.

Average New Home Price (2013)*

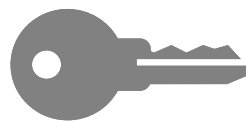
Low rise



\$385,019
↑ 24.07%
since 2010

*Based on data from RealNet

New Home Sales (2013)*



0 High rise
668 Low rise

*Based on data from RealNet

Construction Starts (2013)*



261 High rise
522 Low rise

Building Permits Value (2013)*



\$283 MILLION Residential
\$83 MILLION Non-residential

*According to most recent available data from Durham Region 2013 Annual Building Activity Review.

I BUILD SUCCESS.



"BILD membership has provided our business with a network of contacts, information and changes in the industry. In today's ever changing economy, it is necessary to have a support system that keeps you in the loop, informed and ahead of the game. BILD provided this and contributed to our continuing success. We encourage everyone in the industry to do the same."

Nick DeLuca, President
N. De Luca Plumbing Inc.,
Trade Contractor
Member Since 1996



I AM BILD[®]
Get Involved: bildgta.ca



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

AN ECONOMIC ENGINE

Economic Impacts in Durham Region (2012)*



\$2.2 BILLION

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



\$1.1 BILLION

in renovation and repair



16,200

jobs in new home construction and related fields, paying

\$860 MILLION

in wages



8,300

jobs in renovation and repair, paying

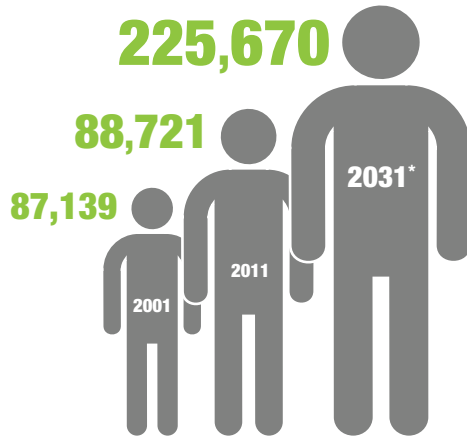
\$440 MILLION

in wages

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

LOCAL SNAPSHOT: CITY OF PICKERING

A Growing Population



*As projected by Statistics Canada & Regional Planning Authorities.

Median Household Total Income*



\$89,796

City of Pickering

\$81,900
GTA average

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

Residential Property Tax Rate*



1.321446%

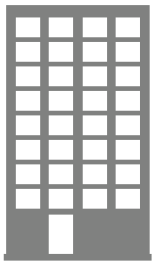
City of Pickering

1.07994%
GTA average

*As of February 2014.

Average New Home Price (2013)*

High rise



\$283,718

↑ 20.37%
since 2010

Low rise

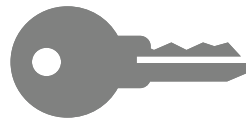


\$444,982

↓ 40.44%
since 2010

*Based on data from RealNet

New Home Sales (2013)*



24

High rise

236

Low rise

*Based on data from RealNet

Construction Starts (2013)*



24

High rise

349

Low rise

Building Permits Value (2013)*



\$120 MILLION

Residential

\$170 MILLION

Non-residential

*According to most recent available data from Durham Region 2013 Annual Building Activity Review.



TOWN OF SCUGOG FACT SHEET:

The Home Building, Land Development and Professional Renovation Industry

AN ECONOMIC ENGINE

Economic Impacts in Durham Region (2012)*



\$2.2 BILLION
investment value of residential construction, renovation & repair, acquisitions & conversions



\$1.1 BILLION
in renovation and repair



16,200 jobs in new home construction and related fields, paying **\$860 MILLION** in wages



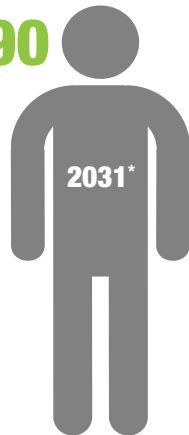
8,300 jobs in renovation and repair, paying **\$440 MILLION** in wages

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

LOCAL SNAPSHOT: TOWN OF SCUGOG

A Growing Population

25,390



2031*

21,569



2011

20,173



2001

*As projected by Statistics Canada & Regional Planning Authorities.

Median Household Total Income*



\$87,817
Town of Scugog

\$81,900
GTA average

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

Residential Property Tax Rate*



1.28299%
Town of Scugog

1.07994%
GTA average

*As of February 2014.

Construction Starts (2013)*



0
High rise

28
Low rise

*Based on data from RealNet

Building Permits Value (2013)*



\$14.5 MILLION Residential

\$4.5 MILLION Non-residential

*According to most recent available data from Durham Region 2013 Annual Building Activity Review.



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

AN ECONOMIC ENGINE

Economic Impacts in Durham Region (2012)*



\$2.2 BILLION

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



\$1.1 BILLION

in renovation and repair



16,200

jobs in new home construction and related fields, paying

\$860 MILLION

in wages



8,300

jobs in renovation and repair, paying

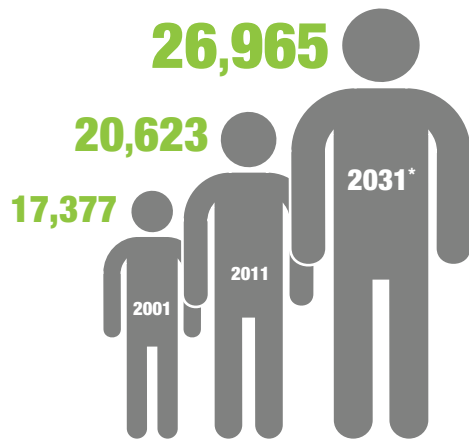
\$440 MILLION

in wages

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

LOCAL SNAPSHOT: TOWN OF UXBRIDGE

A Growing Population



*As projected by Statistics Canada & Regional Planning Authorities.

Median Household Total Income*



\$90,910

Town of Uxbridge

\$81,900
GTA average

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

Residential Property Tax Rate*



1.214288%

Town of Uxbridge

1.07994%
GTA average

*As of February 2014.

Average New Home Price (2013)*

Low rise

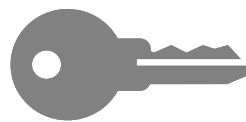


\$845,792

↑ 31.11%
since 2010

*Based on data from RealNet

New Home Sales (2013)*



0

High rise

16

Low rise

*Based on data from RealNet

Construction Starts (2013)*



0

High rise

43

Low rise

Building Permits Value (2013)*



\$23 MILLION

Residential

\$4.7 MILLION

Non-residential

*According to most recent available data from Durham Region 2013 Annual Building Activity Review.



TOWN OF WHITBY FACT SHEET:

The Home Building, Land Development and Professional Renovation Industry

AN ECONOMIC ENGINE

Economic Impacts in Durham Region (2012)*



\$2.2 BILLION

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



\$1.1 BILLION

in renovation and repair



16,200

jobs in new home construction and related fields, paying

\$860 MILLION

in wages



8,300

jobs in renovation and repair, paying

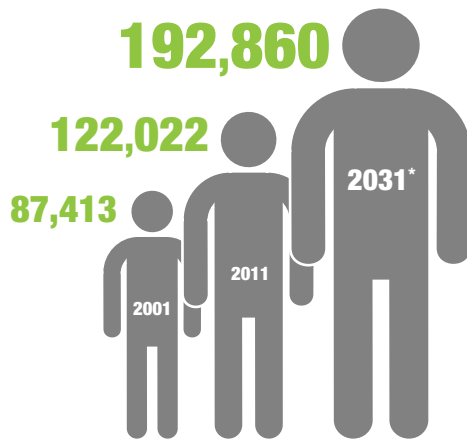
\$440 MILLION

in wages

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

LOCAL SNAPSHOT: TOWN OF WHITBY

A Growing Population



*As projected by Statistics Canada & Regional Planning Authorities.

Median Household Total Income*



\$94,685

Town of Whitby

\$81,900
GTA average

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

Residential Property Tax Rate*



1.349551%

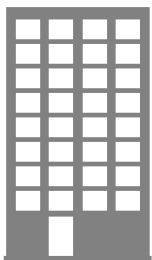
Town of Whitby

1.07994%
GTA average

*As of February 2014.

Average New Home Price (2013)*

High rise



\$302,530

↑ 10.73%
since 2010

Low rise

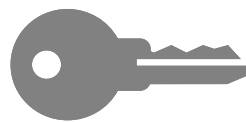


\$472,426

↑ 30.14%
since 2010

*Based on data from RealNet

New Home Sales (2013)*



43

High rise

256

Low rise

*Based on data from RealNet

Construction Starts (2013)*



2

High rise

229

Low rise

Building Permits Value (2013)*



\$84.7 MILLION

Residential

\$32 MILLION

Non-residential

*According to most recent available data from Durham Region 2013 Annual Building Activity Review.

BUILDING A GREATER GTA



When it comes to **advocacy** on behalf of GTA home buyers and owners, we go all the way to the top.

When the City of Toronto moved to double the land transfer tax, BILD fought back on behalf of home buyers. In fact, we are constantly challenging unnecessary increases in taxes, fees and regulations which would increase the cost of housing. Day-in and day-out, we're advocating for housing affordability and choice in municipalities throughout the Greater Toronto Area. **So why is speaking up on your behalf so vital to us?**

BECAUSE THE GTA IS OUR HOME TOO.

Since 1921, BILD has been the voice of the residential land development, home building and professional renovation industry in the GTA.

www.bildgta.ca



BILD

BUILDING A GREATER GTA
Building Industry and Land
Development Association

- ✳ To create vibrant well-planned communities
- ✳ To advocate for housing affordability and choice
- ✳ To promote sustainable development and green building
- ✳ To give back to the community
- ✳ To deliver high standards of quality and service
- ✳ To abide by a professional code of ethics
- ✳ To be the economic engine of the GTA



BILD®