



BUILDING TORONTO

PREPARED BY THE BUILDING INDUSTRY AND LAND DEVELOPMENT ASSOCIATION



July 2014

I BUILD CONFIDENCE.



"As a proud member of BILD, we network with peers and share a unified commitment to continuously raising industry standards, inspiring innovation and elevating the business of building. The association offers us resources that help us stay current on the broader issues affecting our industry. This unwavering support is what helps us continue to be a leader in the dynamic Toronto real estate market."

Alan Vihant
Senior Vice President for High Rise
Great Gulf Homes
Builder / Developer
Member Since 1975



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



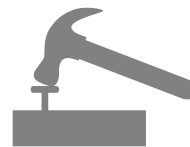
\$22.6 BILLION

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

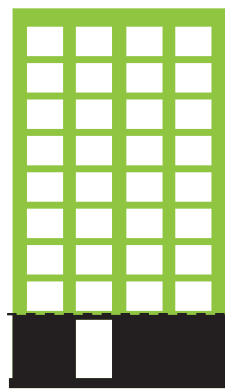
Government charges and fees represent a significant portion of the cost of a new home in the GTA and may be eroding affordability and choice for home buyers.

On average, these charges account for:



19.7%

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

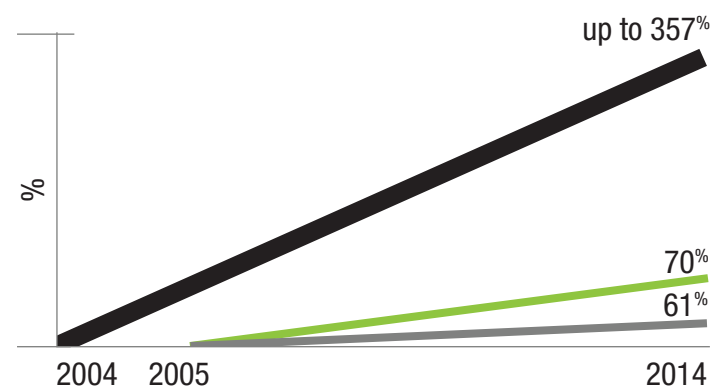


22.6%

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

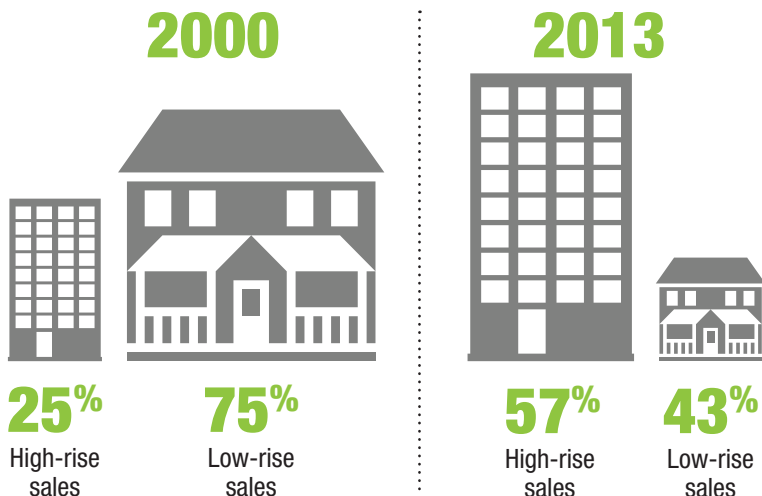


An unfair tax burden:

\$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*.

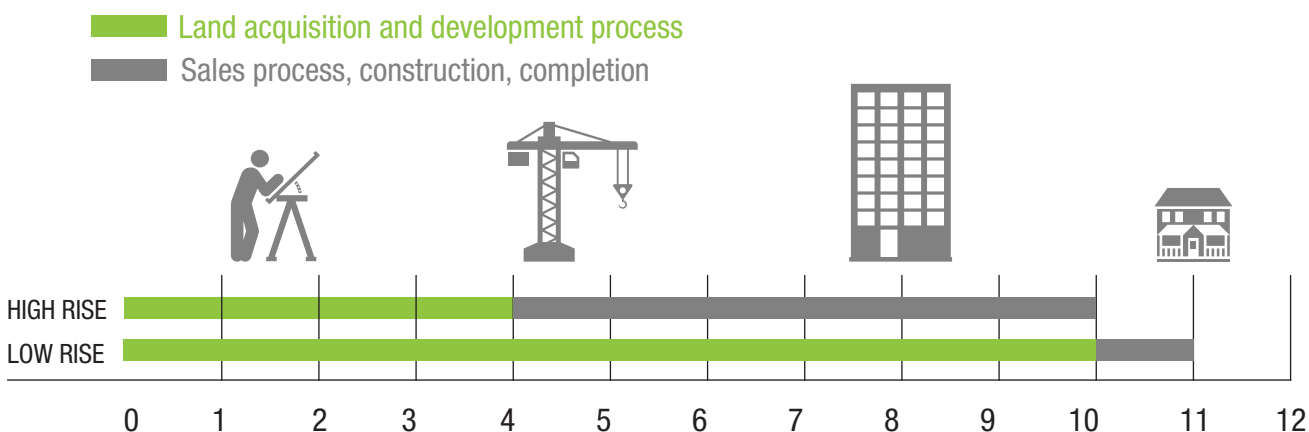


The Ontario Municipal Board is essential for the development approval process:

- ✓ 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.





CITY OF TORONTO FACT SHEET:

The Home Building, Land Development and Professional Renovation Industry

AN ECONOMIC ENGINE

Economic Impacts in City of Toronto (2012)*



\$11.1 BILLION
in new home construction



\$5.7 BILLION
in renovation and repair



89,000 jobs in new home construction and related fields, paying
\$4.7 BILLION in wages

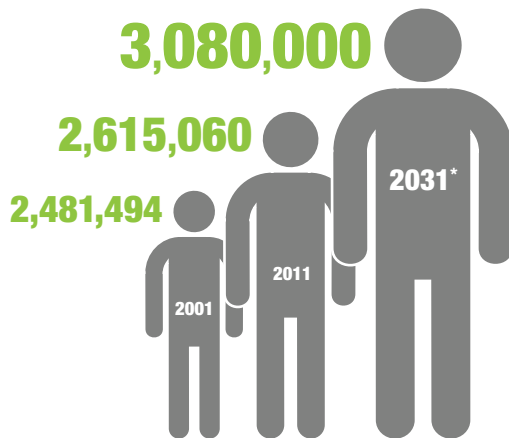


45,800 jobs in renovation and repair, paying
\$2.4 BILLION in wages

*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.

Average Household Income (Median)*



\$69,740
City of Toronto

\$81,900
GTA average

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

Property Tax Rate*



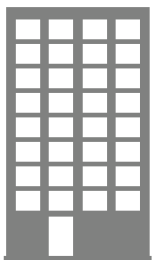
0.7457653%
City of Toronto

1.07994%
GTA average

*As of February 2014.

Average New Home Price (2013)*

High rise



\$493,245
↓ 6.71%
since 2010

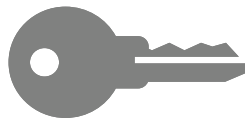
Low rise



\$895,368
↑ 61.52%
since 2010

*Based on data from RealNet

New Home Sales (2013)*



11,726 **499**
High rise Low rise

*Based on data from RealNet

Construction Starts (2013)*



13,524 **2,024**
High rise Low rise

Building Permits Value (2011)*



\$6.95 BILLION

*According to most recent available data from Statistics Canada

CITY OF TORONTO : KEY INDUSTRY ISSUES

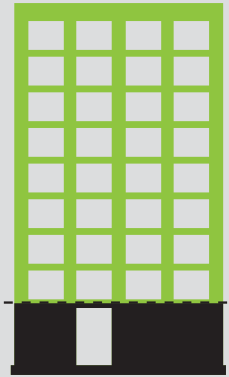
SECTION 37 PLANNING ACT PROVISIONS

Experience in the City of Toronto has shown implementation of Section 37 provisions become a highly political process and more certainty and transparency is required for its success.

- A municipality should only be allowed to access Section 37 when it has established a development permit system or has updated zoning within 3 years of an Official Plan update (per the requirements of The Planning and Conservation Land Statute Law Amendment Act)
- Section 37 should only apply to development applications not in conformity with the Provincial Growth Plan.
- In all other cases, bonusing should only apply where height and density exceeds the Official Plan or what could be reasonably contemplated by the Provincial Growth Plan.

Government-imposed fees and charges, including Section 37, represent a significant portion of the cost of a new high-rise home in the City of Toronto.

17.3%
of the average price
of a condo unit



DEVELOPMENT PERMIT SYSTEM (DPS)

The DPS offers an innovative alternative to the re-zoning approval process, providing enhanced certainty, streamlined approvals and a means to create investment-ready communities across Ontario.

- While intended as a “wholesale replacement” for existing zoning, the DPS could be simplified to co-exist with existing zoning and applied in specific circumstances (perhaps for strategic means such as transit corridors; re-investment areas or employment nodes), to be more effective and used more broadly to support economic development.
- This DPS process would include extensive up-front community consultation that results in a planned vision and objectives for the community.

LOCAL APPEALS BODY

As the City undertakes a consultation exercise for a potential Local Appeals Body for consent and minor variance applications, BILD notes the following:

- There are important questions about the Local Appeal Body's ability to remain impartial and avoid political interference
- The associated costs to the City, taxpayers and new residents are significant
- Rather than creating a new body, the City should improve and streamline the existing Committee of Adjustment process
- The City should also support the OMB and its need for additional resources with the Province

I BUILD RELATIONSHIPS.



"BILD has introduced us to a network of related entrepreneurs and industry professionals that would otherwise take years to foster. We have successfully gained increased industry knowledge, trained our staff through courses and received mentoring from some of the most seasoned industry leaders. BILD genuinely provides member companies with a tremendous level of confidence by having a multitude of resources readily available for us to succeed."

A stylized, handwritten signature in black ink.

Lefteris Karagiannis, President
Mane Construction Group Inc.
RenoMark™ Renovator
Member Since 2006



I AM BILD®
Get Involved: bildgta.ca



BILD®