



# BUILDING YORK

PREPARED BY THE BUILDING INDUSTRY AND LAND DEVELOPMENT ASSOCIATION



July 2014

# I BUILD COMMUNITIES.



*"Doing business is more complicated with countless policy initiatives affecting our industry. My involvement provides the opportunity to share industry perspectives as well as provide solutions to our government partners to achieve vibrant, well planned communities for future residents."*

A stylized, handwritten signature in black ink, appearing to read 'Darren Steedman'.

**Darren Steedman, Vice President**  
Metrus Development Inc.  
Builder / Developer  
Member since 1980



**I AM BILD®**  
Get Involved: [bildgta.ca](http://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

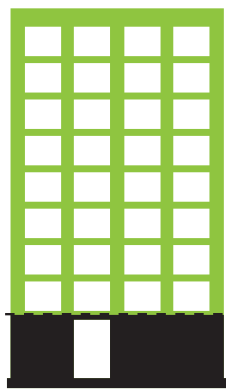
Government charges and fees represent a significant portion of the cost of a new home in the GTA and may be eroding affordability and choice for home buyers.

**On average, these charges account for:**



**19.7%**

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

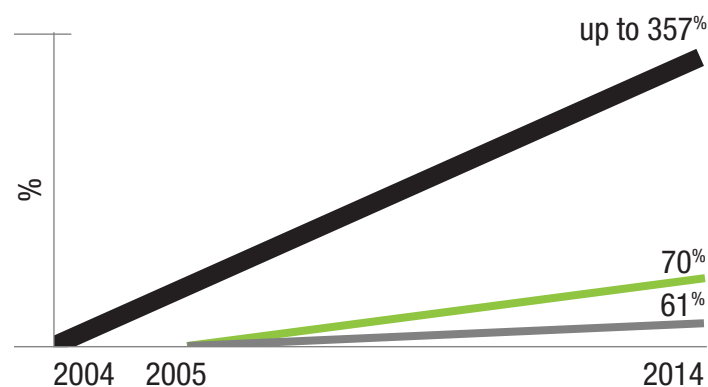


**22.6%**

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

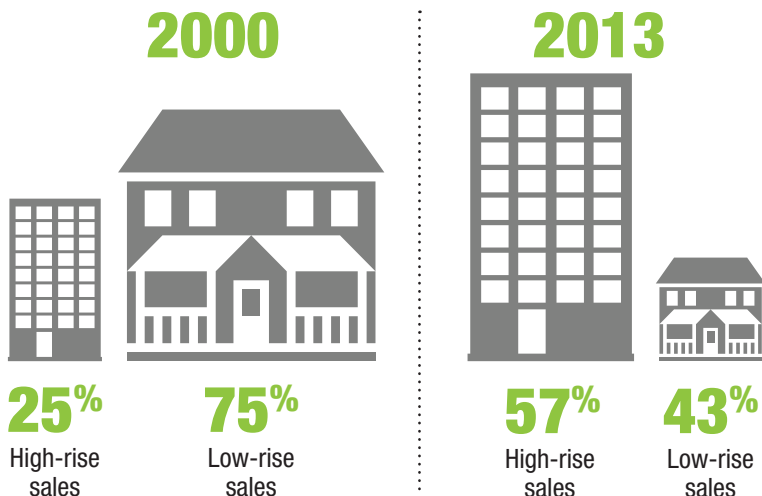


**An unfair tax burden:**

**\$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*.

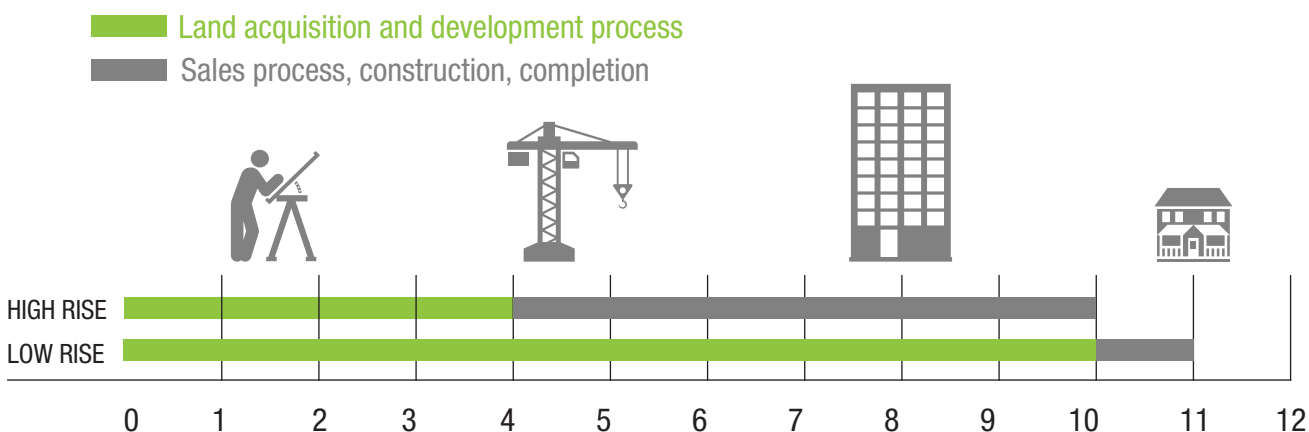


### The Ontario Municipal Board is essential for the development approval process:

- ✓ 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.





# YORK REGION FACT SHEET:

## The Home Building, Land Development and Professional Renovation Industry

### AN ECONOMIC ENGINE

#### Economic Impacts in York Region (2012)\*



**\$5.7 BILLION**

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



**\$2.6 BILLION**

in renovation and repair



**43,300** jobs in new home construction and related fields, paying

**\$2.3 BILLION** in wages



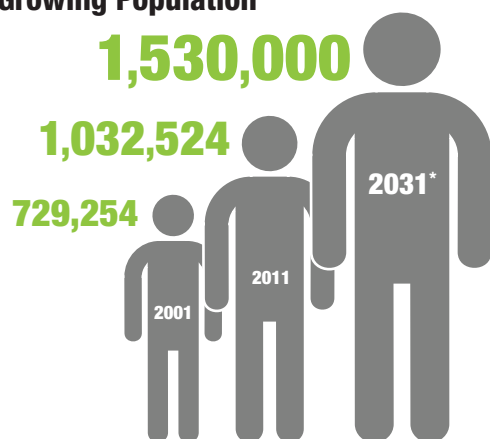
**19,500** jobs in renovation and repair, paying

**\$1.0 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 and Schedule 3 of the Growth Plan.

#### Median Household Total Income\*



**\$89,100**

York Region

**\$81,900**  
GTA average

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

#### Residential Property Tax Rate\*



**0.434762%**

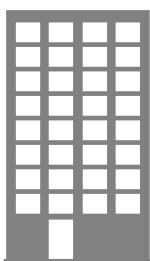
York Region

**0.57533%**  
GTA region average

\*As of February 2014.

#### Average New Home Price (2013)\*

High rise



**\$422,217**



**20.85%**  
since 2010

Low rise



**\$788,943**



**27.78%**  
since 2010

\*Based on data from RealNet

#### New Home Sales (2013)\*



**2,075**

High rise

**4,304**

Low rise

\*Based on data from RealNet

#### Construction Starts (2013)\*



**2,834**

High rise

**4,667**

Low rise

#### Building Permits Value (2013)\*



**\$2.09 BILLION**

Residential

**\$740 MILLION**

Non-residential

\*York Region, Long Range and Strategic Planning 2013.



# TOWN OF AURORA FACT SHEET:

## The Home Building, Land Development and Professional Renovation Industry

### AN ECONOMIC ENGINE

#### Economic Impacts in York Region (2012)\*



**\$5.7 BILLION**

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



**\$2.6 BILLION**

in renovation and repair



**43,300** jobs in new home construction and related fields, paying

**\$2.3 BILLION** in wages



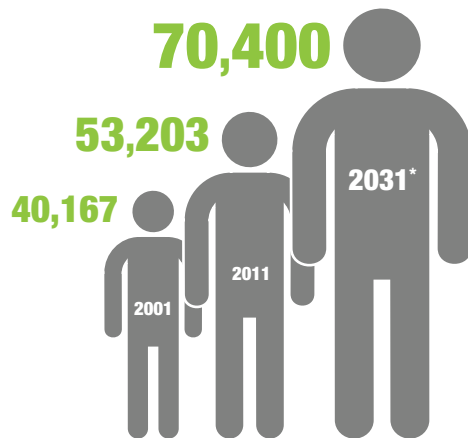
**19,500** jobs in renovation and repair, paying

**\$1.0 BILLION** in wages

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

### LOCAL SNAPSHOT: TOWN OF AURORA

#### A Growing Population



\*As projected by Statistics Canada & Regional Planning Authorities.

#### Median Household Total Income\*



**\$101,923**

Town of Aurora

**\$81,900**  
GTA average

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

#### Residential Property Tax Rate\*



**0.999889%**

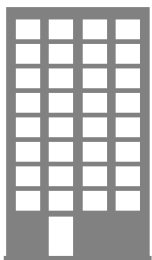
Town of Aurora

**1.07994%**  
GTA average

\*As of February 2014.

#### Average New Home Price (2013)\*

High rise



**\$557,212**



**63.18%**  
since 2010

Low rise



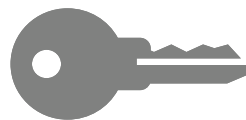
**\$766,279**



**16.45%**  
since 2010

\*Based on data from RealNet

#### New Home Sales (2013)\*



**35**

High rise

**216**

Low rise

\*Based on data from RealNet

#### Construction Starts (2013)\*



**37**

High rise

**39**

Low rise

#### Building Permits Value (2013)\*



**\$37.1 MILLION**

Residential

**\$69.4 MILLION**

Non-residential

\*York Region, Long Range and Strategic Planning 2013.



# TOWN OF EAST GWILLIMBURY FACT SHEET:

## The Home Building, Land Development and Professional Renovation Industry

### AN ECONOMIC ENGINE

#### Economic Impacts in York Region (2012)\*



**\$5.7 BILLION**

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



**\$2.6 BILLION**

in renovation and repair



**43,300** jobs in new home construction and related fields, paying

**\$2.3 BILLION** in wages



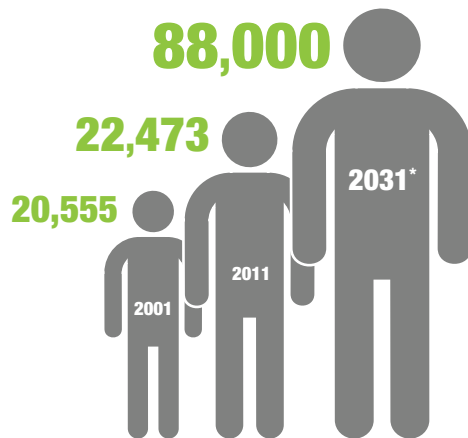
**19,500** jobs in renovation and repair, paying

**\$1.0 BILLION** in wages

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

### LOCAL SNAPSHOT: TOWN OF EAST GWILLIMBURY

#### A Growing Population



\*As projected by Statistics Canada & Regional Planning Authorities.

#### Median Household Total Income\*



**\$94,038**

Town of East Gwillimbury

**\$81,900**  
GTA average

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

#### Residential Property Tax Rate\*



**0.993077%**

Town of East Gwillimbury

**1.07994%**  
GTA average

\*As of February 2014.

#### Average New Home Price (2013)\*

Low rise



**\$561,193**

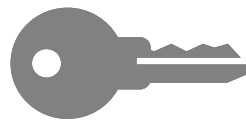


**30.47%**

since 2010

\*Based on data from RealNet

#### New Home Sales (2013)\*



**0**

High rise

**114**

Low rise

\*Based on data from RealNet

#### Construction Starts (2013)\*



**0**

High rise

**48**

Low rise

#### Building Permits Value (2013)\*



**\$13.8 MILLION**

Residential

**\$46.6 MILLION**

Non-residential

\*York Region, Long Range and Strategic Planning 2013.



# TOWN OF GEORGINA FACT SHEET:

## The Home Building, Land Development and Professional Renovation Industry

### AN ECONOMIC ENGINE

#### Economic Impacts in York Region (2012)\*



**\$5.7 BILLION**

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



**\$2.6 BILLION**

in renovation and repair



**43,300** jobs in new home construction and related fields, paying

**\$2.3 BILLION** in wages



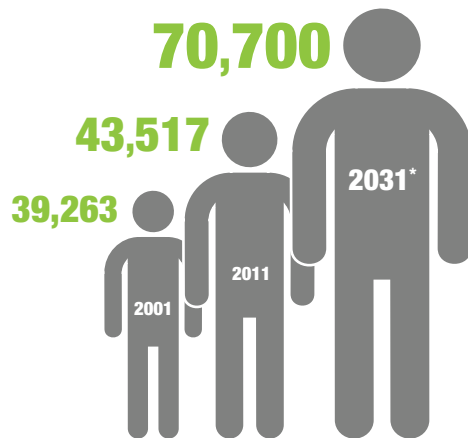
**19,500** jobs in renovation and repair, paying

**\$1.0 BILLION** in wages

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

### LOCAL SNAPSHOT: TOWN OF GEORGINA

#### A Growing Population



\*As projected by Statistics Canada & Regional Planning Authorities.

#### Median Household Total Income\*



**\$69,928**

Town of Georgina

**\$81,900**  
GTA average

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

#### Residential Property Tax Rate\*



**1.236021%**

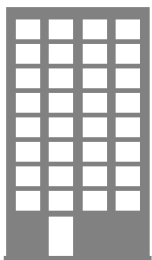
Town of Georgina

**1.07994%**  
GTA average

\*As of February 2014.

#### Average New Home Price (2013)\*

High rise



**\$538,222**

Low rise



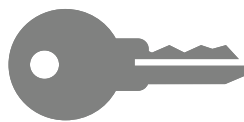
**\$409,245**



**0.17%**  
since 2010

\*Based on data from RealNet

#### New Home Sales (2013)\*



**22**

High rise

**235**

Low rise

\*Based on data from RealNet

#### Construction Starts (2013)\*



**0**

High rise

**202**

Low rise

#### Building Permits Value (2013)\*



**\$55.6 MILLION** Residential

**\$5.7 MILLION** Non-residential

\*York Region, Long Range and Strategic Planning 2013.





# TOWNSHIP OF KING FACT SHEET:

## The Home Building, Land Development and Professional Renovation Industry

### AN ECONOMIC ENGINE

#### Economic Impacts in York Region (2012)\*



**\$5.7 BILLION**

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



**\$2.6 BILLION**

in renovation and repair



**43,300** jobs in new home construction and related fields, paying **\$2.3 BILLION** in wages

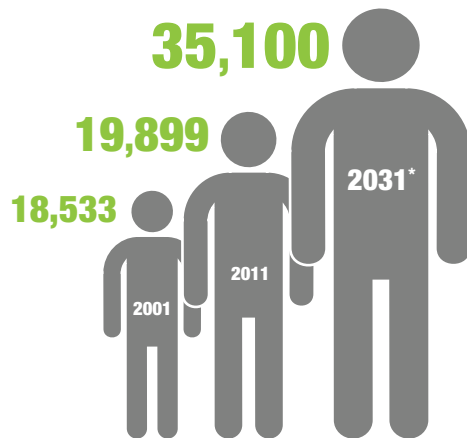


**19,500** jobs in renovation and repair, paying **\$1.0 BILLION** in wages

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

### LOCAL SNAPSHOT: TOWNSHIP OF KING

#### A Growing Population



\*As projected by Statistics Canada & Regional Planning Authorities.

#### Median Household Total Income\*



**\$96,500**  
Township of King

**\$81,900**  
GTA average

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

#### Residential Property Tax Rate\*



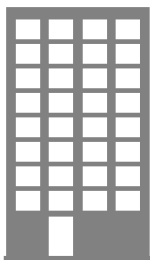
**0.978093%**  
Township of King

**1.07994%**  
GTA average

\*As of February 2014.

#### Average New Home Price (2013)\*

High rise



**\$531,520**  
**121.70%**  
since 2010

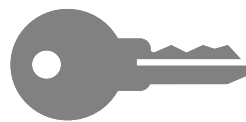
Low rise



**\$1,100,506**  
**51.57%**  
since 2010

\*Based on data from RealNet

#### New Home Sales (2013)\*



**28** High rise  
**270** Low rise

\*Based on data from RealNet

#### Construction Starts (2013)\*



**0** High rise  
**365** Low rise

#### Building Permits Value (2013)\*



**\$157.7 MILLION** Residential  
**\$10.6 MILLION** Non-residential

\*York Region, Long Range and Strategic Planning 2013.



# CITY OF MARKHAM FACT SHEET:

## The Home Building, Land Development and Professional Renovation Industry

### AN ECONOMIC ENGINE

#### Economic Impacts in York Region (2012)\*



**\$5.7 BILLION**

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



**\$2.6 BILLION**

in renovation and repair



**43,300**

jobs in new home construction and related fields, paying

**\$2.3 BILLION**

in wages



**19,500**

jobs in renovation and repair, paying

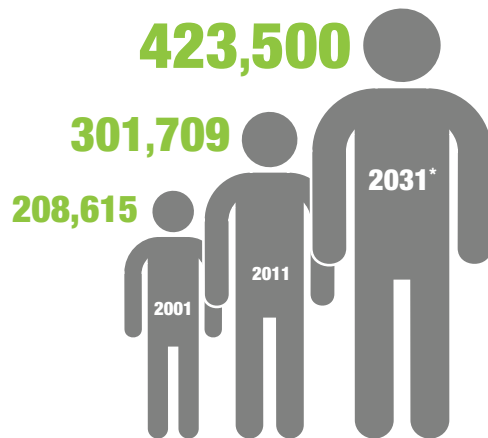
**\$1.0 BILLION**

in wages

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

### LOCAL SNAPSHOT: CITY OF MARKHAM

#### A Growing Population



\*As projected by Statistics Canada & Regional Planning Authorities.

#### Median Household Total Income\*



**\$86,022**

City of Markham

**\$81,900**  
GTA average

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

#### Residential Property Tax Rate\*



**0.866362%**

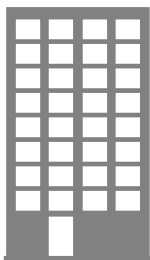
City of Markham

**1.07994%**  
GTA average

\*As of February 2014.

#### Average New Home Price (2013)\*

High rise



**\$427,389**



**22.87%**  
since 2010

Low rise



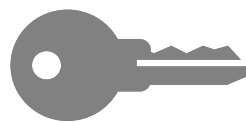
**\$691,107**



**13.43%**  
since 2010

\*Based on data from RealNet

#### New Home Sales (2013)\*



**869**

High rise

**1,306**

Low rise

\*Based on data from RealNet

#### Construction Starts (2013)\*



**1,288**

High rise

**1,674**

Low rise

#### Building Permits Value (2013)\*



**\$644 MILLION**

Residential

**\$129 MILLION**

Non-residential

\*York Region, Long Range and Strategic Planning 2013.



# TOWN OF NEWMARKET FACT SHEET:

## The Home Building, Land Development and Professional Renovation Industry

### AN ECONOMIC ENGINE

#### Economic Impacts in York Region (2012)\*



**\$5.7 BILLION**

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



**\$2.6 BILLION**

in renovation and repair



**43,300** jobs in new home construction and related fields, paying

**\$2.3 BILLION** in wages



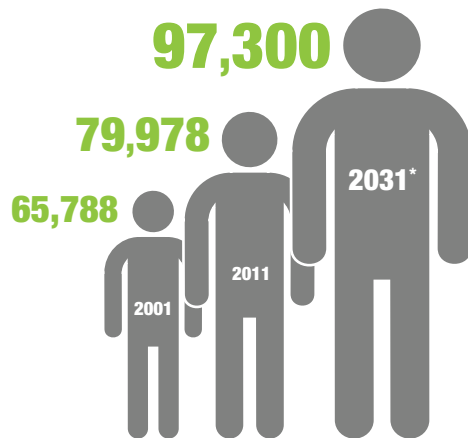
**19,500** jobs in renovation and repair, paying

**\$1.0 BILLION** in wages

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

### LOCAL SNAPSHOT: TOWN OF NEWMARKET

#### A Growing Population



\*As projected by Statistics Canada & Regional Planning Authorities.

#### Median Household Total Income\*



**\$88,084**

Town of Newmarket

**\$81,900**  
GTA average

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

#### Residential Property Tax Rate\*



**1.051021%**

Town of Newmarket

**1.07994%**  
GTA average

\*As of February 2014.

#### Average New Home Price (2013)\*

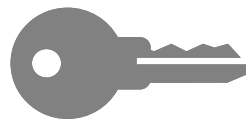
Low rise



**\$697,718**

**41.30%**  
↑ since 2010

#### New Home Sales (2013)\*



**0**

High rise

**247**

Low rise

\*Based on data from RealNet

#### Construction Starts (2013)\*



**0**

High rise

**526**

Low rise

#### Building Permits Value (2013)\*



**\$183 MILLION**

Residential

**\$44 MILLION**

Non-residential

\*Based on data from RealNet

\*York Region, Long Range and Strategic Planning 2013.



# TOWN OF RICHMOND HILL FACT SHEET:

## The Home Building, Land Development and Professional Renovation Industry

### AN ECONOMIC ENGINE

#### Economic Impacts in York Region (2012)\*



**\$5.7 BILLION**

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



**\$2.6 BILLION**

in renovation and repair



**43,300**

jobs in new home construction and related fields, paying

**\$2.3 BILLION**

in wages



**19,500**

jobs in renovation and repair, paying

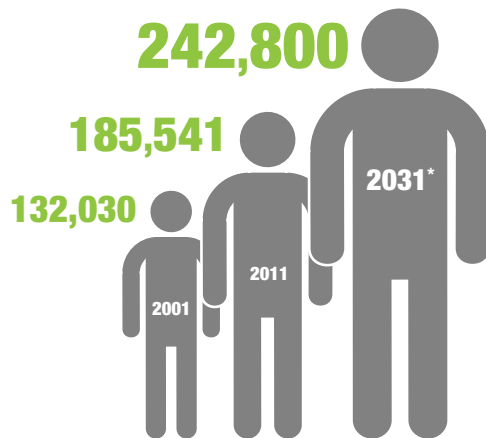
**\$1.0 BILLION**

in wages

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

### LOCAL SNAPSHOT: TOWN OF RICHMOND HILL

#### A Growing Population



\*As projected by Statistics Canada & Regional Planning Authorities.

#### Median Household Total Income\*



**\$87,388**

Town of Richmond Hill

**\$81,900**  
GTA average

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

#### Residential Property Tax Rate\*



**0.891944%**

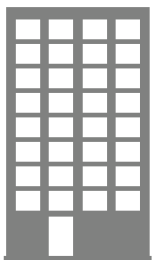
Town of Richmond Hill

**1.07994%**  
GTA average

\*As of February 2014.

#### Average New Home Price (2013)\*

High rise



**\$414,613**

**20.28%**  
since 2010

Low rise

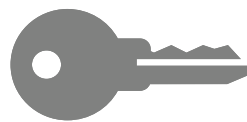


**\$729,494**

**20.65%**  
since 2010

\*Based on data from RealNet

#### New Home Sales (2013)\*



**475**

High rise

**615**

Low rise

\*Based on data from RealNet

#### Construction Starts (2013)\*



**136**

High rise

**716**

Low rise

#### Building Permits Value (2013)\*



**\$194 MILLION**

Residential

**\$57 MILLION**

Non-residential

\*York Region, Long Range and Strategic Planning 2013.



# CITY OF VAUGHAN FACT SHEET:

## The Home Building, Land Development and Professional Renovation Industry

### AN ECONOMIC ENGINE

#### Economic Impacts in York Region (2012)\*



**\$5.7 BILLION**

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



**\$2.6 BILLION**

in renovation and repair



**43,300** jobs in new home construction and related fields, paying

**\$2.3 BILLION** in wages



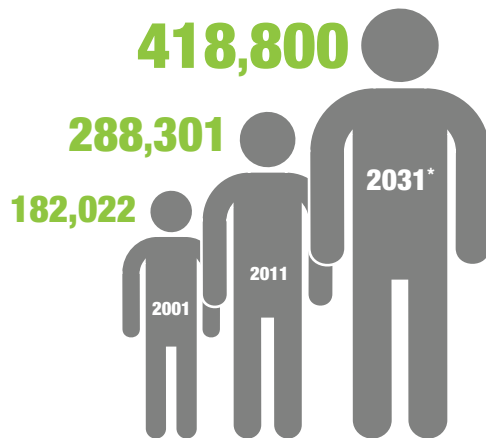
**19,500** jobs in renovation and repair, paying

**\$1.0 BILLION** in wages

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

### LOCAL SNAPSHOT: CITY OF VAUGHAN

#### A Growing Population



\*As projected by Statistics Canada & Regional Planning Authorities.

#### Median Household Total Income\*



**\$93,816**

City of Vaughan

**\$81,900**  
GTA average

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

#### Residential Property Tax Rate\*



**0.896941%**

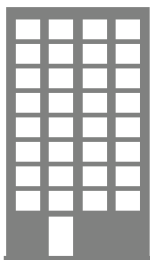
City of Vaughan

**1.07994%**  
GTA average

\*As of February 2014.

#### Average New Home Price (2013)\*

High rise



**\$410,565**



**10.25%**  
since 2010

Low rise



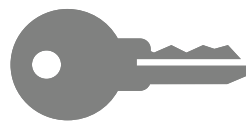
**\$931,111**



**29.36%**  
since 2010

\*Based on data from RealNet

#### New Home Sales (2013)\*



**631**

High rise

**886**

Low rise

\*Based on data from RealNet

#### Construction Starts (2013)\*



**1,373**

High rise

**897**

Low rise

#### Building Permits Value (2013)\*



**\$738 MILLION**

Residential

**\$365 MILLION**

Non-residential

\*York Region, Long Range and Strategic Planning 2013.



# TOWN OF WHITCHURCH-STOUFFVILLE FACT SHEET:

## The Home Building, Land Development and Professional Renovation Industry

### AN ECONOMIC ENGINE

#### Economic Impacts in York Region (2012)\*



**\$5.7 BILLION**

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



**\$2.6 BILLION**

in renovation and repair



**43,300**

jobs in new home construction and related fields, paying

**\$2.3 BILLION**

in wages



**19,500**

jobs in renovation and repair, paying

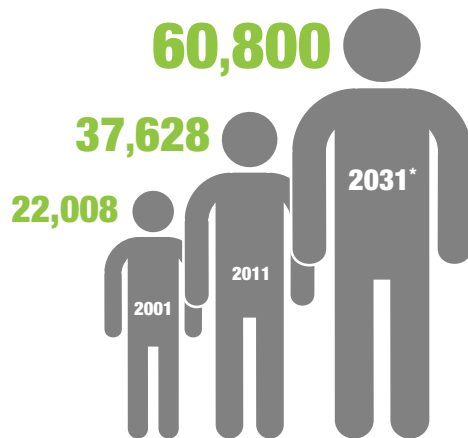
**\$1.0 BILLION**

in wages

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

### LOCAL SNAPSHOT: TOWN OF WHITCHURCH-STOUFFVILLE

#### A Growing Population



\*As projected by Statistics Canada & Regional Planning Authorities.

#### Median Household Total Income\*



**\$93,391**

Town of Whitchurch-Stouffville

**\$81,900**  
GTA average

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

#### Residential Property Tax Rate\*



**0.928498%**

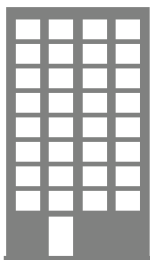
Town of Whitchurch-Stouffville

**1.07994%**  
GTA average

\*As of February 2014.

#### Average New Home Price (2013)\*

High rise



**\$354,326**



**0.56%**  
since 2010

Low rise



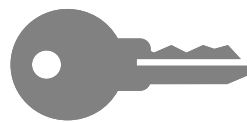
**\$593,105**



**26.70%**  
since 2010

\*Based on data from RealNet

#### New Home Sales (2013)\*



**15**

High rise

**415**

Low rise

\*Based on data from RealNet

#### Construction Starts (2013)\*



**0**

High rise

**223**

Low rise

#### Building Permits Value (2013)\*



**\$72.9 MILLION**

Residential

**\$12.4 MILLION**

Non-residential

\*York Region, Long Range and Strategic Planning 2013.

# I BUILD PARTNERSHIPS.



*"BILD's timely communications regarding government issues and their seminars and networking opportunities result in our company getting 10 times more from our membership than the volunteer time we spend at BILD. We prefer to work with members so I always ask potential suppliers 'are you a member of BILD?'"*

A handwritten signature in black ink that reads "Jim Andrews".

**Jim Andrews, Director  
Sales & Marketing**  
Fieldgate Homes  
Builder / Developer  
Member Since 1960



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