



# 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

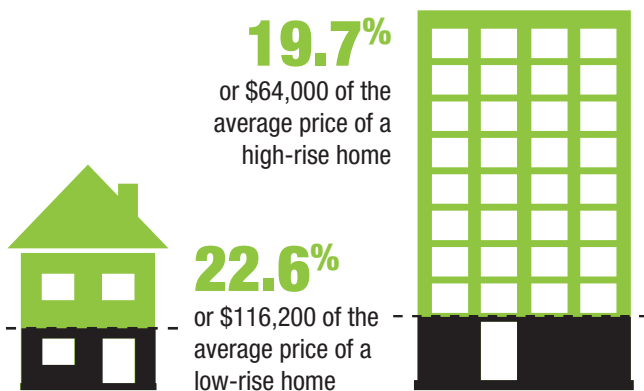


**99,900** jobs, paying  
**\$5.3 BILLION** in wages

### GOVERNMENT CHARGES AND HOME AFFORDABILITY

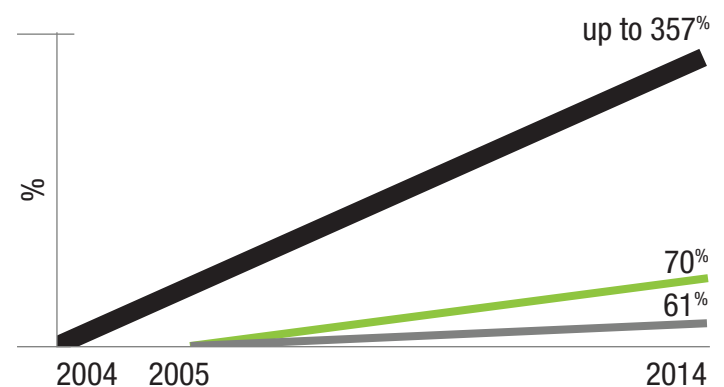
Government charges and fees represent a significant portion of the cost of a new home in the GTA and may be eroding affordability and choice for home buyers.

**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

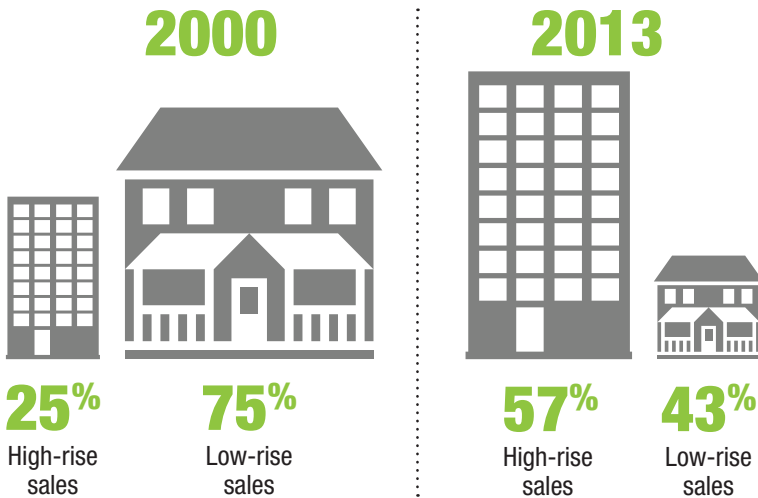


**An unfair tax burden:**

**\$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*.

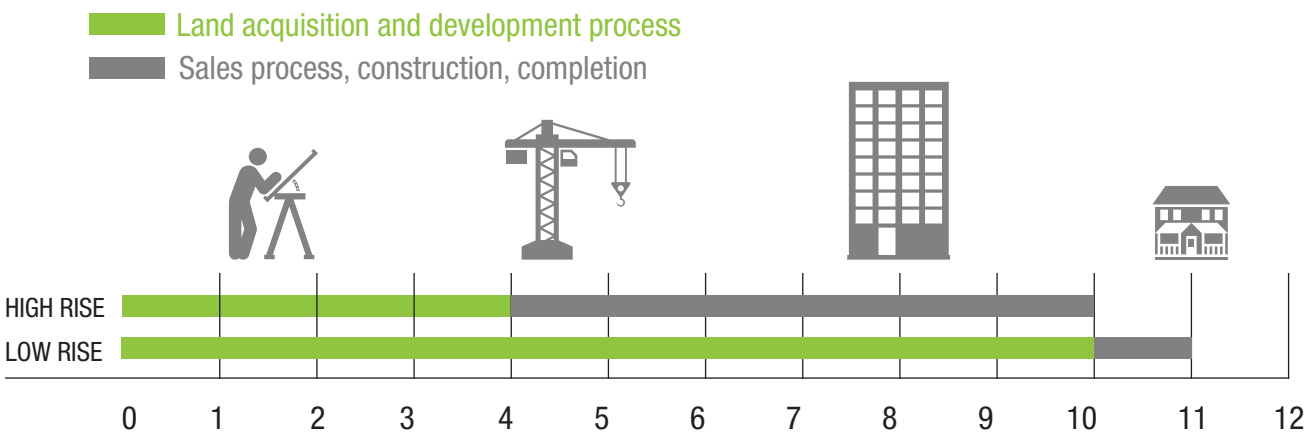


**The Ontario Municipal Board is essential for the development approval process:**

- ✓ 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.





# 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

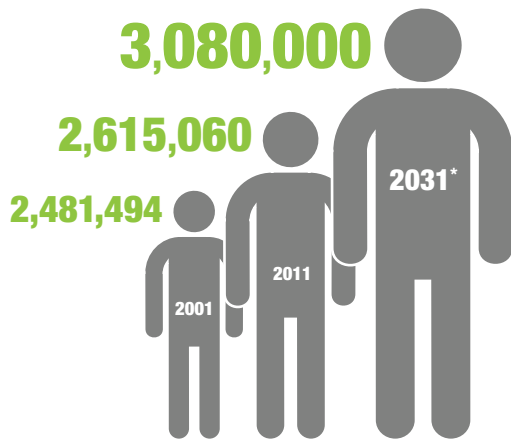


**45,800** jobs in renovation  
and repair, paying  
**\$2.4 BILLION** in wages

\*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\*



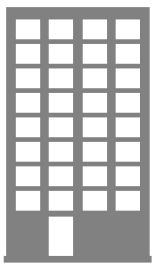
**0.7457653%**  
City of Toronto

**1.07994%**  
GTA average

\*As of February 2014.

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

High rise



**\$493,245**  
**↓ 6.71%**  
since 2010

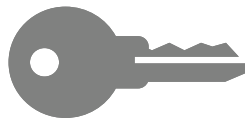
Low rise



**\$895,368**  
**↑ 61.52%**  
since 2010

\*Based on data from RealNet

### New Home Sales (2013)\*



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

\*Based on data from RealNet

### Construction Starts (2013)\*



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

### Building Permits Value (2011)\*



**\$6.95 BILLION**

\*According to most recent available data from Statistics Canada

# CITY OF TORONTO : KEY INDUSTRY ISSUES

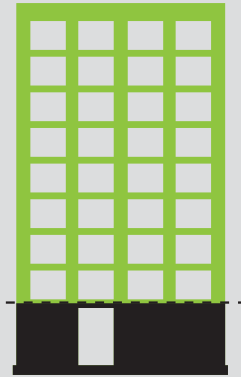
## SECTION 37 PLANNING ACT PROVISIONS

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