



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



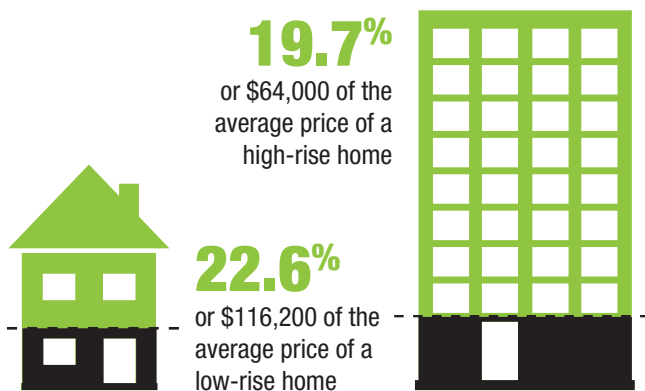
99,900 jobs, paying

\$5.3 BILLION in wages

GOVERNMENT CHARGES AND HOME AFFORDABILITY

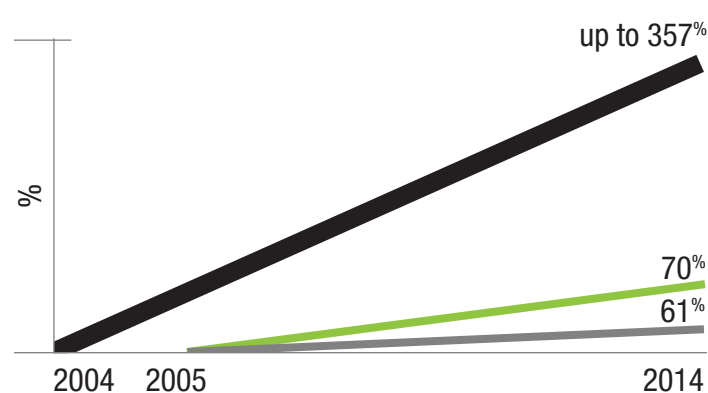
Government charges and fees represent a significant portion of the cost of a new home in the GTA and may be eroding affordability and choice for home buyers.

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

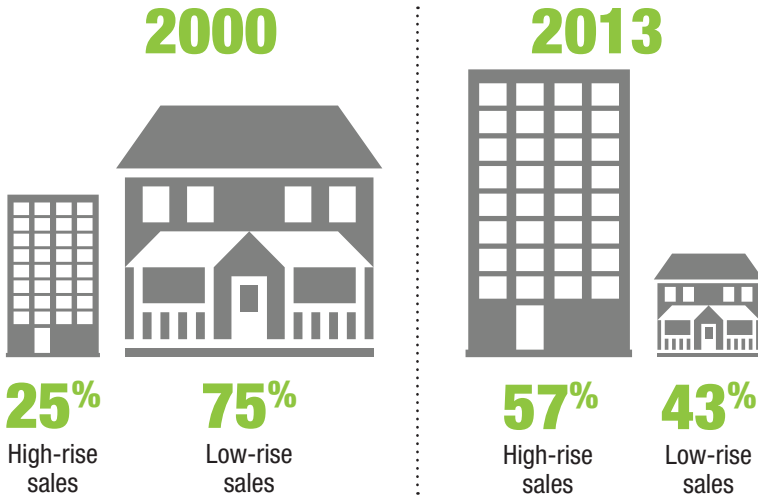


An unfair tax burden:

\$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*.

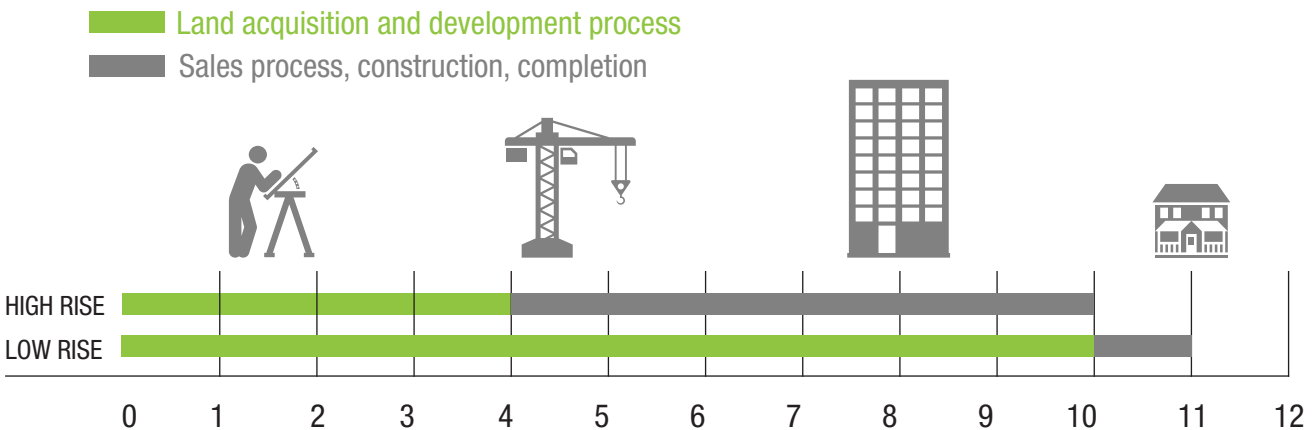


The Ontario Municipal Board is essential for the development approval process:

- ✓ 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.





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*



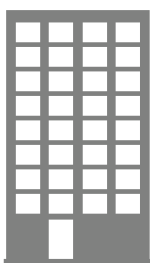
0.434762%
York Region

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)*



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



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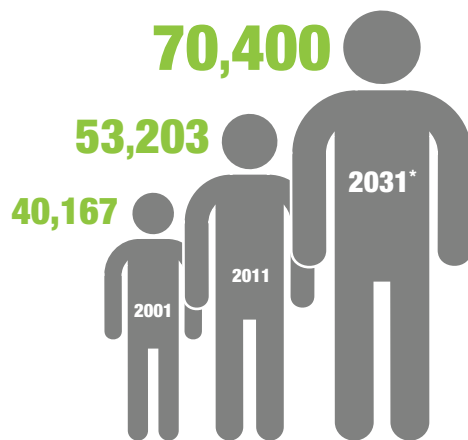
19,500 jobs in renovation and repair, paying

\$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%

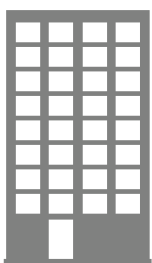
Town of Aurora

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

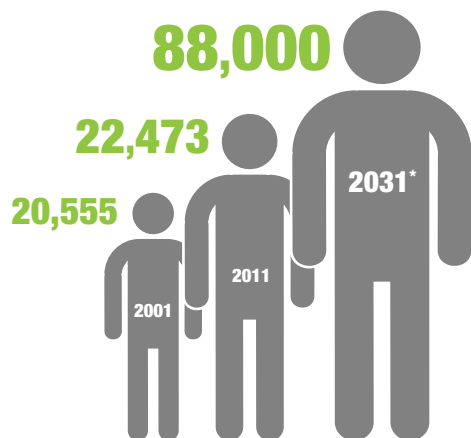
\$1.0 BILLION

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

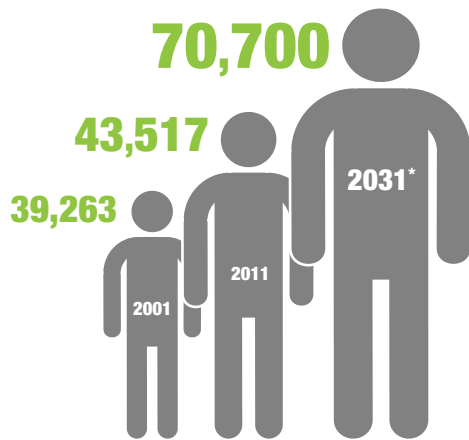
\$1.0 BILLION

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%

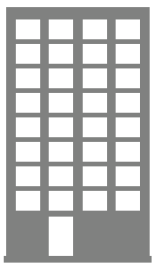
Town of Georgina

1.07994%
GTA average

*As of February 2014.

Average New Home Price (2013)*

High rise



\$538,222

Low rise

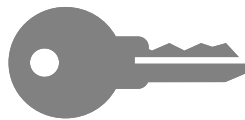


\$409,245

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:

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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



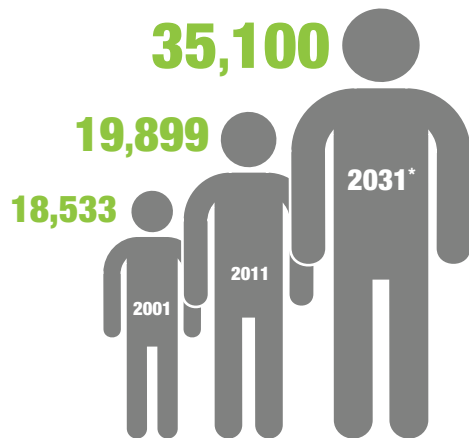
19,500 jobs in renovation and repair, paying

\$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%

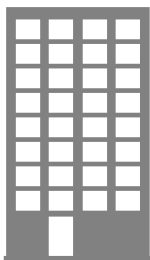
Township of King

1.07994%
GTA average

*As of February 2014.

Average New Home Price (2013)*

High rise



\$531,520

↑ 121.70%
since 2010

Low rise

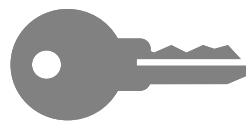


\$1,100,506

↑ 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



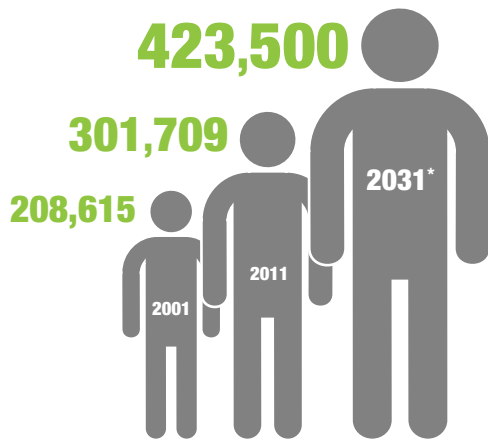
19,500 jobs in renovation and repair, paying

\$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%

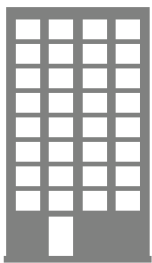
City of Markham

1.07994%
GTA average

*As of February 2014.

Average New Home Price (2013)*

High rise



\$427,389

↑ 22.87%
since 2010

Low rise

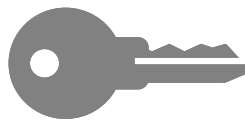


\$691,107

↑ 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



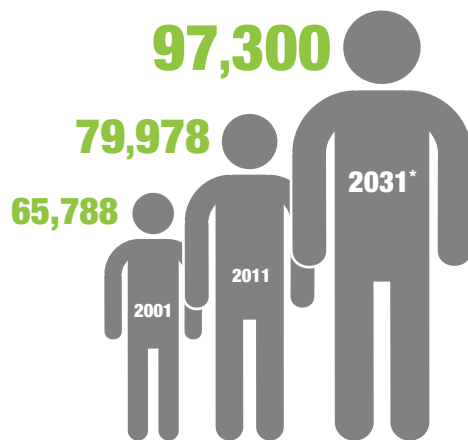
19,500 jobs in renovation and repair, paying

\$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

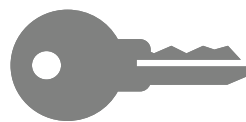


\$697,718

↑ 41.30%
since 2010

*Based on data from RealNet

New Home Sales (2013)*



0 **247**

High rise Low rise

*Based on data from RealNet

Construction Starts (2013)*



0 **526**

High rise Low rise

Building Permits Value (2013)*



\$183 MILLION Residential

\$44 MILLION Non-residential

*York Region, Long Range and Strategic Planning 2013.



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

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Economic Impacts in York Region (2012)*



\$5.7 BILLION

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



\$2.6 BILLION

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

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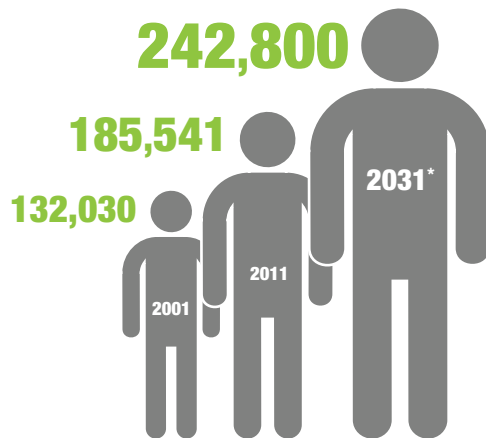
19,500 jobs in renovation and repair, paying

\$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%

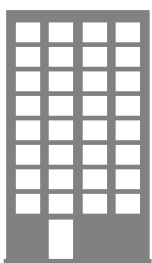
Town of Richmond Hill

1.07994%
GTA average

*As of February 2014.

Average New Home Price (2013)*

High rise



\$414,613

↑ 20.28%
since 2010

Low rise

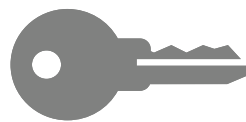


\$729,494

↑ 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

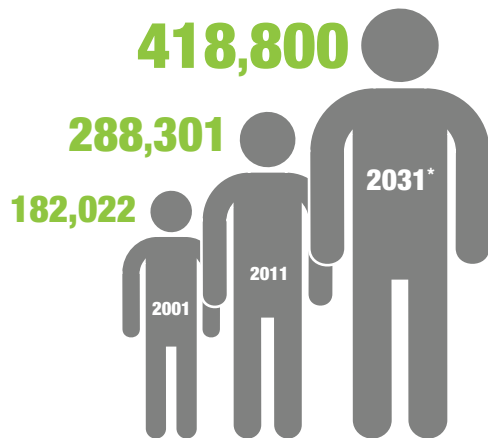
\$1.0 BILLION

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%

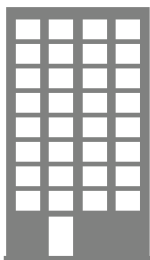
City of Vaughan

1.07994%
GTA average

*As of February 2014.

Average New Home Price (2013)*

High rise



\$410,565

↑ 10.25%
since 2010

Low rise

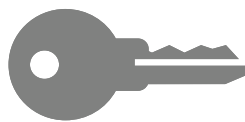


\$931,111

↑ 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

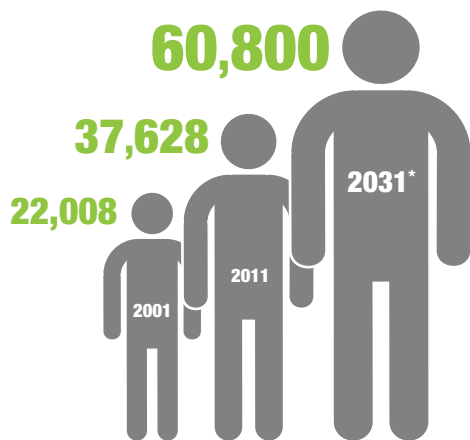
\$1.0 BILLION

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%

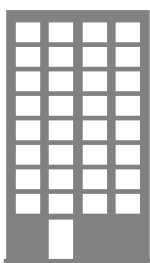
Town of Whitchurch-Stouffville

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.