

Attachment 2

Building Permit Activity in Durham – January to December 2018

Table 1
Total value of building permits by area municipality (\$ millions)

Municipality	2017	2017 %	2018	2018 %	% change
Ajax	\$245.5	12.5	\$174.4	8.5	-29.0
Brock	\$71.1	3.6	\$43.3	2.1	-38.9
Clarington	\$378.1	19.3	\$381.0	18.5	0.8
Oshawa	\$614.3	31.3	\$426.9	20.7	-30.5
Pickering	\$283.3	14.5	\$446.9	21.7	57.7
Scugog	\$30.6	1.6	\$38.4	1.9	25.6
Uxbridge	\$38.8	2.0	\$56.1	2.7	44.6
Whitby	\$299.0	15.2	\$491.6	23.9	64.4
Total	\$1,960.7	100%	\$2,058.7	100%	5.0

Table 2
Total value of building permits by type (\$ millions)

Permit type	2017	2017 %	2018	2018 %	% change
Residential	\$1,378.1	70.3	\$1,478	71.8	7.3
Non-Residential	\$582.6	29.7	\$580.6	28.2	-0.3

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 3
Value of residential permits by area municipality (\$ millions)

Municipality	2017	2017 %	2018	2018 %	% change
Ajax	\$149.7	10.9	\$100.2	6.8	-33.1
Brock	\$65.4	4.7	\$37.1	2.5	-43.2
Clarington	\$329.4	23.9	\$343.5	23.2	4.3
Oshawa	\$483.6	35.1	\$308.6	20.9	-36.2
Pickering	\$189.0	13.7	\$365	24.7	93.1
Scugog	\$28.0	2.0	\$24.4	1.6	-12.9
Uxbridge	\$23.6	1.7	\$26.0	1.8	10.3
Whitby	\$109.4	7.9	\$273.3	18.5	149.8
Total	\$1,378.1	100%	\$1,478	100%	7.3

Table 4
Total value of residential permits by construction type (\$ millions)

Construction type	2017	2017 %	2018	2018 %	% change
New residential units	\$1,254.1	91.0	\$1,369.8	92.7	9.2
Renovations, additions and improvements	\$123.9	9.0	\$108.2	7.3	-12.7

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 5
Permits issued for new residential units by unit type (# of units)

Unit type	2017	2017 %	2018	2018 %	% change
Single	1,538	34.4	1,683	35.6	9.4
Semi	161	3.6	115	2.4	-28.6
Town	1,625	36.4	1,354	28.6	-16.7
Apartment	1,144	25.6	1,577	33.3	37.8
Total	4,468	100%	4,729	100%	5.8

Table 6
Permits issued for new residential units by area municipality (# of units)

Municipality	2017 #	2017 %	2018 #	2018 %	% change
Ajax	438	9.8	568	12.0	29.7
Brock	132	3.0	117	2.5	-11.4
Clarington	976	21.8	808	17.1	-17.2
Oshawa	1,736	38.9	1,263	26.7	-27.2
Pickering	540	12.1	1,272	26.9	135.6
Scugog	48	1.1	48	1.0	0.0
Uxbridge	27	0.6	24	0.5	-11.1
Whitby	571	12.8	629	13.3	10.2
Total	4,468	100%	4,729	100%	5.8

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 7
Permits issued for new residential units by urban/rural area (# of units)

Area	2017	2017 %	2018	2018 %	% change
Urban	4,330	96.9	4,583	96.9	5.8
Rural	138	3.1	146	3.1	5.8
Total	4,468	100%	4,729	100%	5.8

Table 8
Value of non-residential building permits by sector (\$ millions)

Sector	2017	2017 %	2018	2018 %	% change
Commercial	\$162.6	27.9	\$198.3	34.2	22.0
Industrial	\$84.6	14.5	\$156.1	26.9	84.6
Agricultural	\$12.4	2.1	\$19.9	3.4	60.3
Institutional	\$140.3	24.1	\$177.3	30.5	26.4
Governmental	\$182.7	31.4	\$29.1	5.0	-84.1
Total	\$582.6	100%	\$580.6	100%	-0.3

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 9
Value of non-residential building permits by area municipality (\$ millions)

Municipality	2017	2017 %	2018	2018 %	% change
Ajax	\$95.7	16.4	\$74.2	12.8	-22.5
Brock	\$5.7	1.0	\$6.4	1.1	11.0
Clarington	\$48.7	8.4	\$37.6	6.5	-22.8
Oshawa	\$130.8	22.4	\$118.2	20.4	-9.6
Pickering	\$94.3	16.2	\$81.9	14.1	-13.2
Scugog	\$2.6	0.4	\$14.0	2.4	441.0
Uxbridge	\$15.2	2.6	\$30.1	5.2	97.8
Whitby	\$189.5	32.5	\$218.3	37.6	15.2
Total	\$582.6	100%	\$580.6	100%	-0.3

Table 10
Non-residential floor space by sector (thousand sq. ft.)

Sector	2017	2017 %	2018	2018 %	% change
Commercial	526.2	21.2	903.7	21.3	71.8
Industrial	710.6	28.6	1,381.4	32.6	94.4
Agricultural	618.6	24.9	1,246.7	29.4	101.5
Institutional	490.2	19.7	661.7	15.6	35.0
Governmental	142.0	5.7	42.0	1.0	-70.4
Total	2,487.7	100%	4,235.5	100%	70.3

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 11
Non-residential floor space by municipality (thousand sq. ft.)

Municipality	2017	2017 %	2018	2018 %	% change
Ajax	362.1	14.6	358.1	8.5	-1.1
Brock	174.2	7.0	661.9	15.6	280.0
Clarington	401.1	16.1	801.4	18.9	99.8
Oshawa	304.1	12.2	538.0	12.7	76.9
Pickering	298.7	12.0	262.6	6.2	-12.1
Scugog	106.3	4.3	350.1	8.3	229.3
Uxbridge	329.3	13.2	257.6	6.1	-21.8
Whitby	512.0	20.6	1,005.8	23.7	96.5
Total	2,487.7	100%	4,235.5	100%	70.3

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 12
Total value of building permits issued (\$ millions)

Municipality	2017	2017 %	2018	2018 %	% change
GTHA	\$22,017.9	100.0	\$21,832.8	100.0%	-0.8
Durham	\$1,960.7	8.9	\$2,058.7	9.4%	5.0
Halton	\$3,052.4	13.9	\$1,773.5	8.1%	-41.9
Peel	\$2,838.7	12.9	\$2,943.4	13.5%	3.7
Toronto	\$8,835.4	40.1	\$10,436.2	47.8%	18.1
York	\$3,966.5	18.0	\$3,356.4	15.4%	-15.4
Hamilton	\$1,364.1	6.2	\$1,264.8	5.8%	-7.3

Table 13
Total value of residential building permits issued (\$ millions)

Municipality	2017	2017 %	2018	2018 %	% change
GTHA	\$14,206.9	100.0	\$13,865.8	100.0%	-2.4
Durham	\$1,378.1	9.7	\$1,592.4	10.7%	7.3
Halton	\$2,242.0	15.8	\$1,242.2	9.0%	-44.6
Peel	\$1,650.9	11.6	\$1,749.8	12.6%	6.0
Toronto	\$4,437.6	31.2	\$6,181.0	44.6%	39.3
York	\$3,694.6	26.0	\$2,377.8	17.1%	-35.6
Hamilton	\$803.8	5.7	\$837.0	6.0%	4.1

Note: May contain estimated values by Statistics Canada and are subject to change
Source: Statistics Canada (Halton, Peel, Toronto, York, Hamilton) and Durham Region Planning

Table 14
New residential units in the Greater Toronto and Hamilton Area (GTHA)
by type (# of units)

The “2017%” and “2018%” columns represent the breakdown of units by type within its municipality; while the “total” percentage noted for each municipality represents its breakdown within the GTHA.

Municipality	Type	2017	2017 %	2018	2018 %	% change
GTHA	Total	38,572	100.0	47,425	100.0	23.0
GTHA	Single	9,614	24.9	7,487	15.8	-22.1
GTHA	Semi	1,187	3.1	919	1.9	-22.6
GTHA	Town	9,321	24.2	7,019	14.8	-24.7
GTHA	Apartment	18,450	47.8	32,000	67.5	73.4
Durham	Total	4,468	11.6	4,729	10.0	5.8
Durham	Single	1,538	16.0	1,683	22.5	9.4
Durham	Semi	161	13.6	115	12.5	-28.6
Durham	Town	1,625	17.4	1,354	19.3	-16.7
Durham	Apartment	1,144	6.2	1,577	4.9	37.8
Halton	Total	5,948	15.4	3,160	6.7	-46.9
Halton	Single	2,032	21.1	994	13.3	-51.1
Halton	Semi	252	21.2	131	14.3	-48.0
Halton	Town	1,849	19.8	965	13.7	-47.8
Halton	Apartment	1,815	9.8	1,070	3.3	-41.0

Note: May contain estimated values by Statistics Canada and are subject to change
Source: Statistics Canada (Halton, Peel, Toronto, York, Hamilton) and Durham Region Planning

Municipality	Type	2017	2017 %	2018	2018 %	% change
Peel	Total	4,715	12.2	6,424	13.5	36.2
Peel	Single	1,609	16.7	1,214	16.2	-24.5
Peel	Semi	294	24.8	138	15.0	-53.1
Peel	Town	849	9.1	760	10.8	-10.5
Peel	Apartment	1,963	10.6	4,312	13.5	119.7
Toronto	Total	15,091	39.1	22,714	47.9	50.5
Toronto	Single	1,283	13.3	1,316	17.6	2.6
Toronto	Semi	111	9.4	91	9.9	-18.0
Toronto	Town	1,896	20.3	934	13.3	-50.7
Toronto	Apartment	11,801	64.0	20,373	63.7	72.6
York	Total	5,934	15.4	7,440	15.7	25.4
York	Single	2,590	26.9	1,641	21.9	-36.6
York	Semi	230	19.4	286	31.1	24.3
York	Town	2,112	22.7	2,063	29.4	-2.3
York	Apartment	1,002	5.4	3,450	10.8	244.3
Hamilton	Total	2,416	6.3	2,958	6.2	22.4
Hamilton	Single	562	5.8	639	8.5	13.7
Hamilton	Semi	139	1.4	158	17.2	13.7
Hamilton	Town	990	10.3	943	13.4	-4.7
Hamilton	Apartment	725	7.5	1,218	3.8	68.0

Note: May contain estimated values by Statistics Canada and are subject to change
Source: Statistics Canada (Halton, Peel, Toronto, York, Hamilton) and Durham Region Planning

Table 15
Total value of non-residential building permits issued (\$ millions)

Municipality	2017	2017 %	2018	2018 %	% change
GTHA	\$8,982.6	100.0	\$7,967.1	100.0	-11.2
Durham	\$582.6	6.5	\$580.6	7.3	-0.3
Halton	\$810.4	9.0	\$531.3	6.7	-34.4
Peel	\$1,187.9	13.2	\$1,193.6	15.0	0.5
Toronto	\$4,397.8	49.0	\$4,255.2	53.4	-3.2
York	\$1,443.6	16.1	\$978.6	12.3	-32.2
Hamilton	\$560.4	6.2	\$427.8	5.4	-23.7

Note: May contain estimated values by Statistics Canada and are subject to change
Source: Statistics Canada (Halton, Peel, Toronto, York, Hamilton) and Durham Region Planning

Table 16
Absorptions by unit type (# of units)

By unit type	2017	2017 %	2018	2018 %	% change
Single	1,474	50.4	1,409	43.9	-4.4
Semi	96	3.3	98	3.1	2.1
Row/Town	840	28.7	1,001	31.2	19.2
Apartment	516	17.6	702	21.9	36.0
Total Supply	2,926	100%	3,210	100%	9.7

Table 17
Absorptions by area municipality (# of units)

Municipality	2017	2017 %	2018	2018 %	% change
Ajax	377	12.9	302	9.4	-19.9
Brock	52	1.8	73	2.3	40.4
Clarington	652	22.3	687	21.4	5.4
Oshawa	658	22.5	1,130	35.2	71.7
Pickering	474	16.2	644	20.1	35.9
Scugog	11	0.4	4	0.1	-63.6
Uxbridge	99	3.4	56	1.7	-43.4
Whitby	603	20.6	314	9.8	-47.9
Total	377	12.9	302	9.4	-19.9

Source: Canada Mortgage & Housing Corporation (CMHC),
Local Housing Market Tables, 2017/18

Table 18
Average interest rates (%)

Conventional Mortgage Rates	2017	2018	% change
1 Year Term	3.16	3.48	10.1
3 Year Term	3.49	4.25	21.9
5 Year Term	4.78	5.27	10.2
Bank Rate (%):	0.96	1.69	76.3

Sources: Bank of Canada website: <http://www.bankofcanada.ca/rates/>
 CMHC, Housing Now - Greater Toronto Area, December 2017/18
 Toronto Real Estate Board - Market Watch, January - December 2017/18

Table 19
Average cost of a new single detached dwelling

Municipality	2017	2018	% change
Ajax	\$672,956	\$751,099	11.6
Brock *	--	--	--
Clarington	\$536,039	\$649,114	21.1
Oshawa	\$585,041	\$745,060	27.4
Pickering	\$851,520	\$815,201	-4.3
Scugog *	--	--	--
Uxbridge	--	--	--
Whitby	\$793,000	\$922,588	16.3
Durham Region	\$626,256	\$739,821	18.1
City of Toronto	\$1,846,322	\$1,990,584	7.8
York Region	\$1,255,448	\$1,246,262	-0.7
Peel Region	\$728,633	\$790,546	8.5
Halton Region	\$1,282,893	\$1,273,853	-0.7
Hamilton	\$622,853	\$726,866	16.7

* Data is suppressed by Statistics Canada where sales are relatively low due to privacy concerns.

Note: May contain estimated values by Statistics Canada and are subject to change
Source: Statistics Canada (Halton, Peel, Toronto, York, Hamilton) and Durham Region Planning

Table 20
Resale housing market in Durham

Key Indicator	2017	2018	% change
Number of Sales	11,136	8,941	-19.7
Number of New Listings	21,160	18,233	-13.8
Average Price (all dwelling types)	\$628,005	\$593,902	-5.4

Note: May contain estimated values by Statistics Canada and are subject to change
Source: Statistics Canada (Halton, Peel, Toronto, York, Hamilton) and Durham Region Planning