



## The Regional Municipality of Durham Information Report

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From: Commissioner of Planning and Economic Development  
Report: #2017-INFO-46  
Date: April 26, 2017

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**Subject:**

2016 Annual Building Activity Review, File: D03-02

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**Recommendation:**

Receive for information.

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**Report:**

**1. Purpose**

1.1 This report summarizes the key findings of the 2016 Annual Building Activity Review, see (Attachment #1). This Annual Building Activity Review includes building permit and construction activity for Durham Region and the Greater Toronto Area (GTA) for 2016, with comparisons to 2015.

**2. Background**

2.1 The Planning and Economic Development Department conducts on-going monitoring activities to assess the effectiveness of the Durham Regional Official Plan (ROP) and other Regional policies. These monitoring activities assist in identifying emerging issues and trends.

2.2 Building activity is monitored as an indicator of Regional housing and employment activity, the level of local investment and economic performance. The attached Annual Building Activity Review provides a comprehensive analysis of residential construction activity including overall building activity from the start of the process (i.e. issuance of building permit), to the construction and ultimate sale of new residential units into the market. It also compares Durham's building activity with other GTA municipalities.

2.3 The Annual Building Activity Report presents key findings in both the residential and non-residential sectors along with trends, forecasts and housing market information. Attachment 2 to this report provides the background data and analysis used to produce the annual report.

### 3. Key Highlights

The following summarizes key highlights from the 2016 Annual Building Activity Review:

#### Durham

- The total value of building permits issued in Durham increased by 6.8% from \$1.5 billion in 2015, to \$1.6 billion in 2016.
- Residential building permit value increased by 5.8% from \$1.2 billion in 2015, to \$1.3 billion in 2016.
- The value of non-residential building permit values increased by 10.7% from \$326.6 million 2015, to \$361.6 million in 2016.
- Major non-residential construction projects initiated in 2016 included:
  - new academic facilities at Durham College and UOIT (\$44.5 million);
  - an expansion to Taunton Mills retirement home in Whitby (\$40.1 million);
  - a retirement residence in Uxbridge (\$15.7 million);
  - a new automotive dealership in Ajax (\$11.0 million);
  - a new building at the Oshawa GO Station (\$10.5 million); and
  - a new commercial building on South Blair Street in Whitby (\$10.0 million).
- In Durham there was a 10.7% decline in the number of housing starts from 3,483 in 2015 to 3,111 in 2016. At the same time, completions increased by 4.2% from 2,309 to 2,405 and absorptions declined by 7.6% from 1,678 to 1,550.
- The total number of permits issued for new residential units in Durham increased 3.9% from 3,700 units in 2015, to 3,845 units in 2016.

- The average cost of a new single-detached dwelling in Durham Region increased 4.4% from \$525,081 in 2015, to \$548,268 in 2016.
- The average price of a resale dwelling (all dwelling types) in Durham increased 20.8% from \$442,082 in 2015, to \$533,828 in 2016.

#### **4. Greater Toronto Area**

- The total value of building permits issued (residential and non-residential) in the GTA declined by 5.3% from \$19.4 billion in 2015, to \$18.3 billion in 2016.
- The total value of residential building permits in the GTA increased 3.3% from \$12.4 billion in 2015, to \$12.8 billion in 2016.
- In 2016 there were 39,089 building permits issued for new residential units in the GTA, compared to 40,607 units in 2015.
- The value of non-residential building permits issued in the GTA declined \$7.0 billion in 2015, to \$6.4 billion in 2016.

#### **5. Conclusion**

- 5.1 In 2016, Durham's residential sector experienced an increase in the value of building permits (+5.8%) as well as an increase in the number of permits for new residential units (+3.9%).
- 5.2 Non-residential building permits also increased (+10.7%) compared to 2015.
- 5.3 A copy of this report will be forwarded to the area municipalities for information.

#### **6. Attachments**

Attachment #1: 2016 Annual Building Activity Review

Attachment #2: Background Data and Analysis

Respectfully submitted,

Original signed by

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B.E. Bridgeman, MCIP, RPP  
Commissioner of Planning and  
Economic Development

April 2017



2016

# Annual Building Activity Review

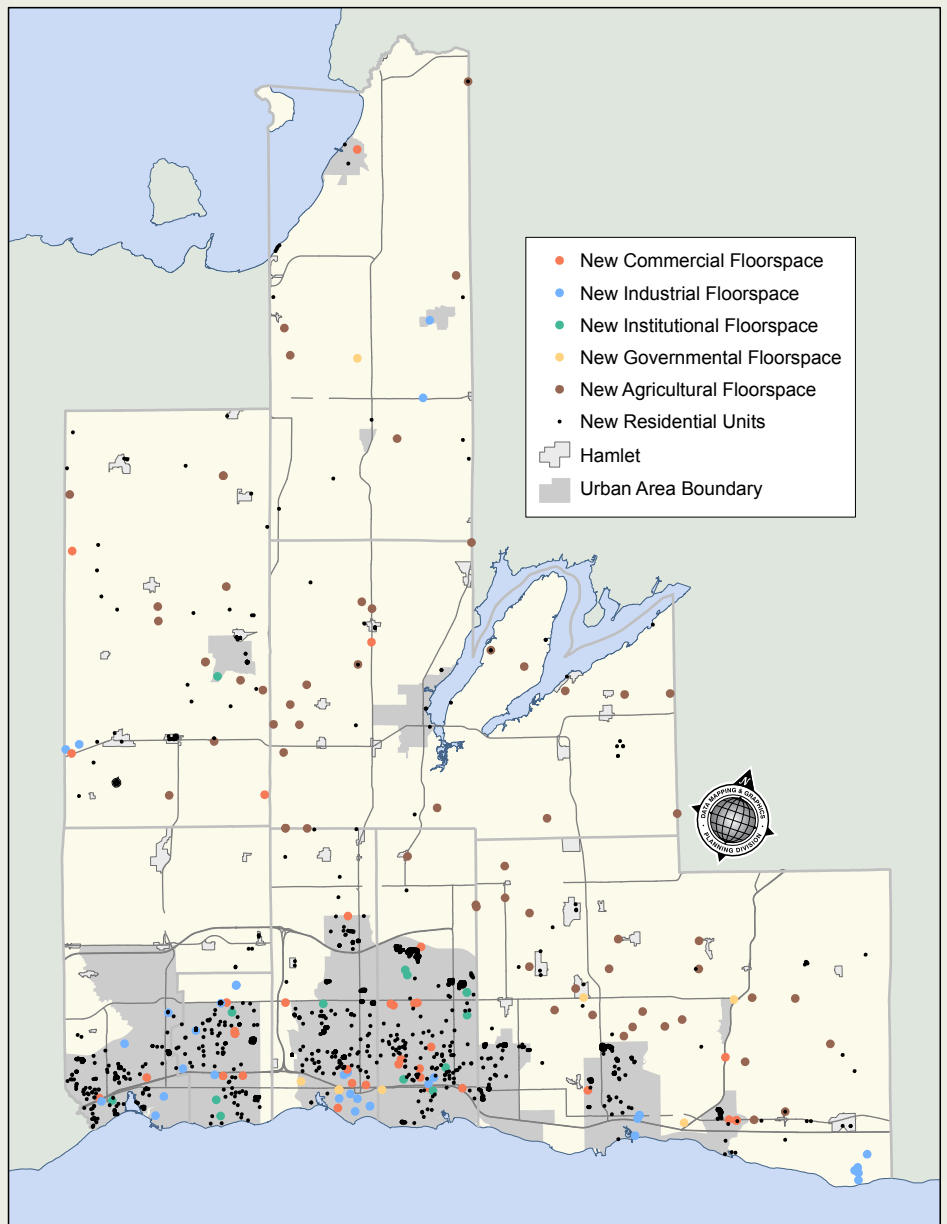
Planning and Economic Development Department

In 2016, Durham's residential sector experienced an increase in the value of building permits (+5.8%) as well as an increase in the number of permits for new residential units (+3.9%).

Non-residential building permits also increased (+10.7%) compared to 2015.

The Planning and Economic Development Department conducts on-going monitoring activities to assess the effectiveness of the Durham Regional Official Plan and other Regional policies.

Building activity is also an indicator of regional housing and employment activity, the level of local investment and economic performance.



# 2016 Highlights

**\$1,629,647,735 +6.8%**

Total value of building permits issued

**\$1,268,071,675 +5.8%**

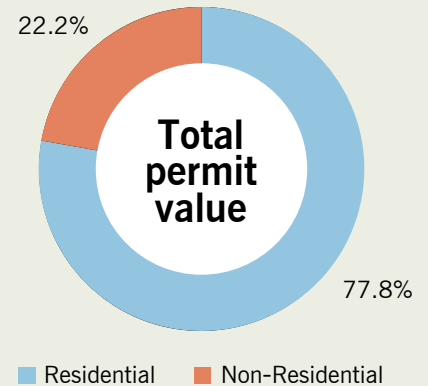
Value of residential permits

**\$361,576,060 +10.7%**

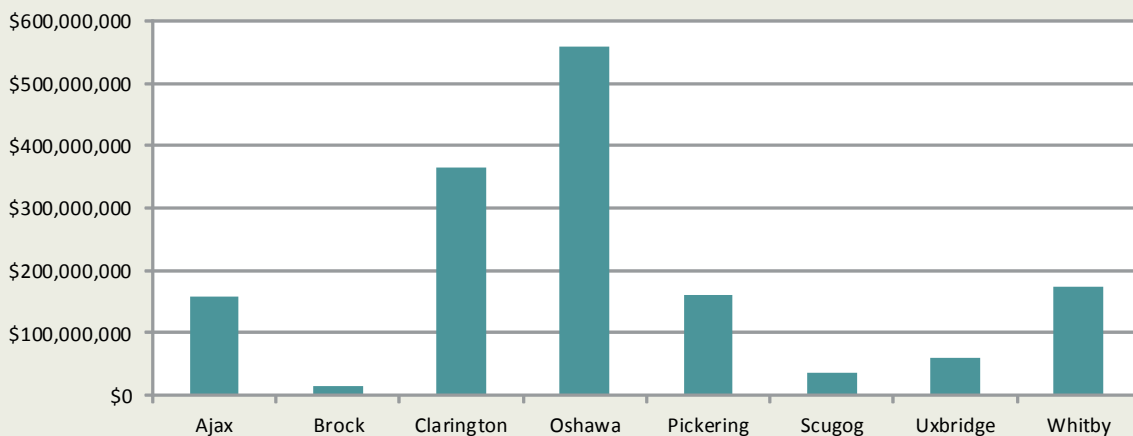
Value of non-residential permits

**3,845 +3.9%**

Permits issued for new residential units



**Total value of permits issued in 2016 by municipality**

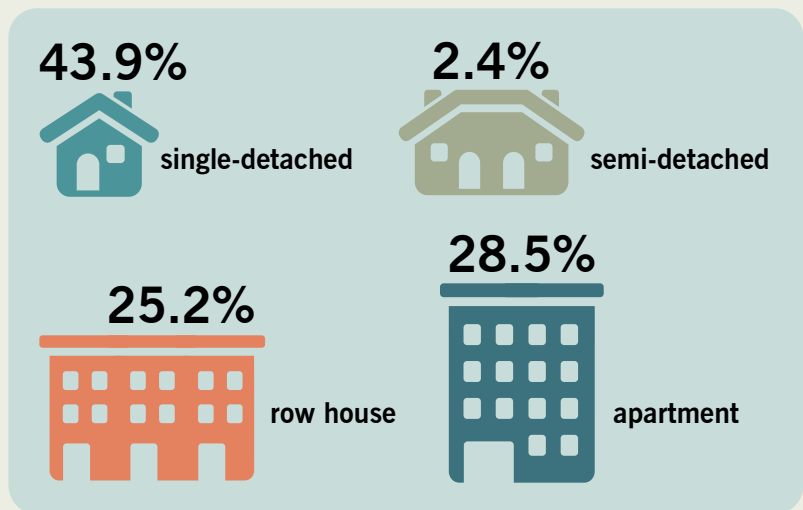
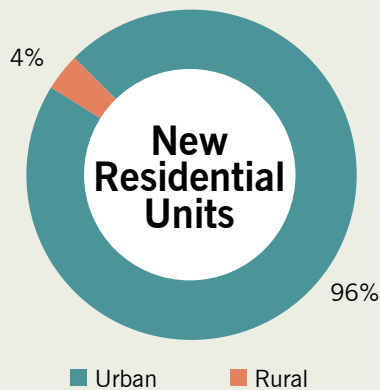
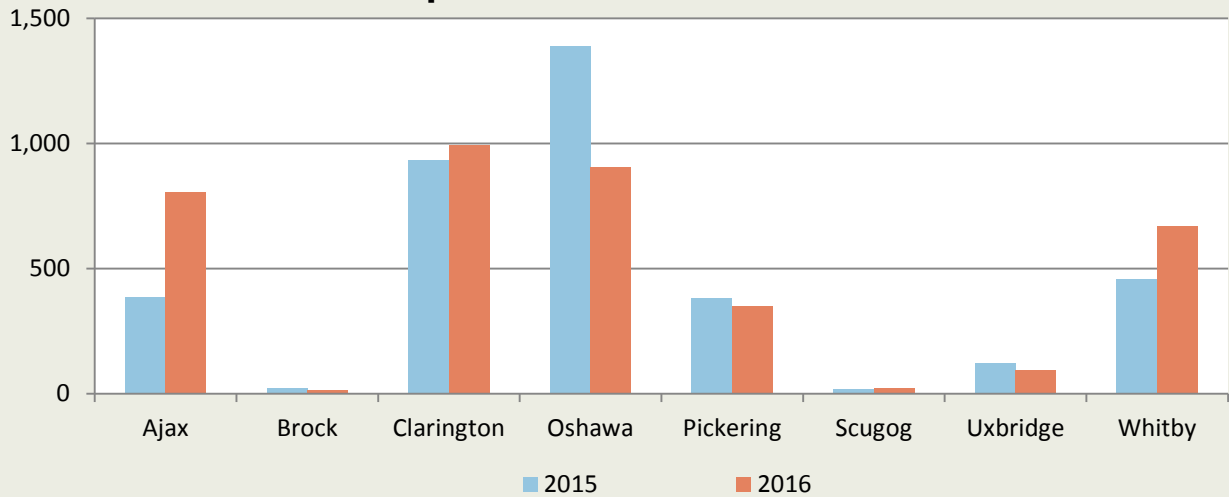


# Residential



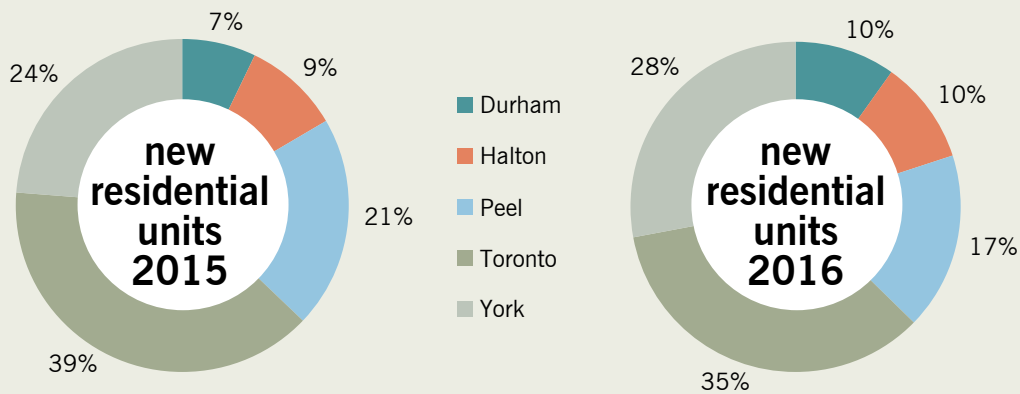
**\$1.3 billion** of residential investment in **Durham** last year.

Number of permits for new residential units

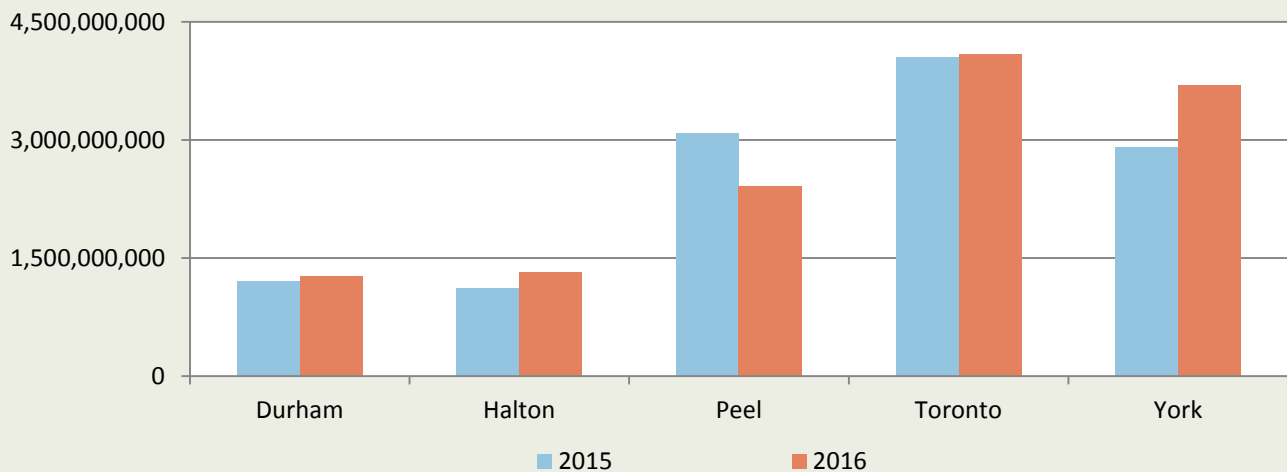


## How does Durham compare to the GTA?

In the **GTA**, permits for **\$12.8 billion** of **residential value** were issued.



## Residential permit value in the GTA



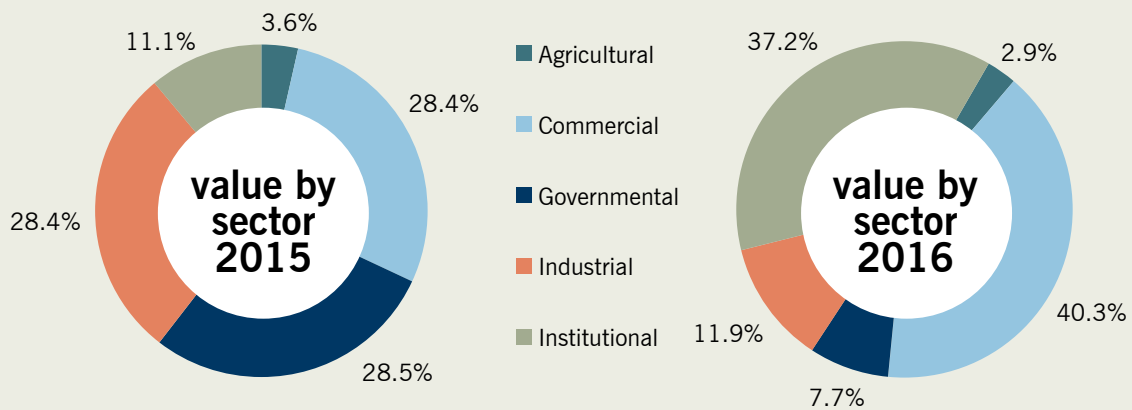


# Non-Residential

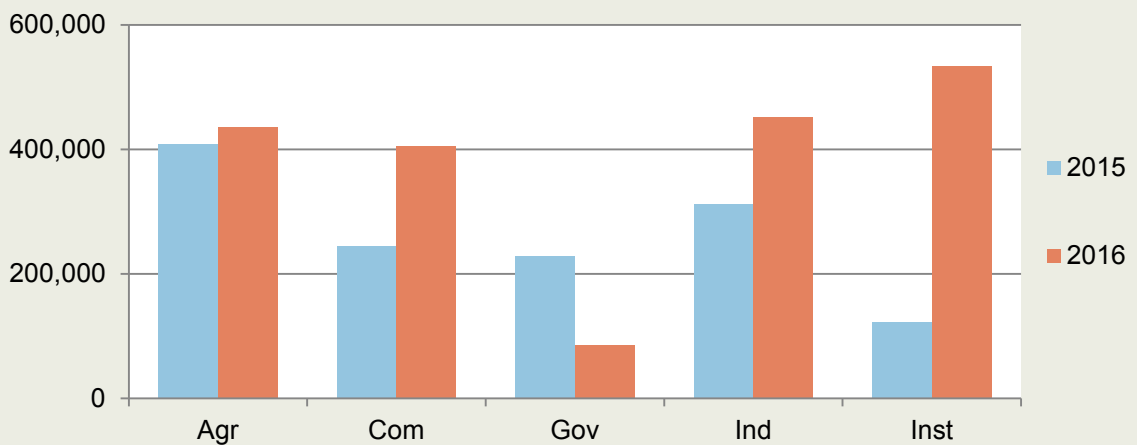


**\$361 million of non-residential investment in Durham last year.**

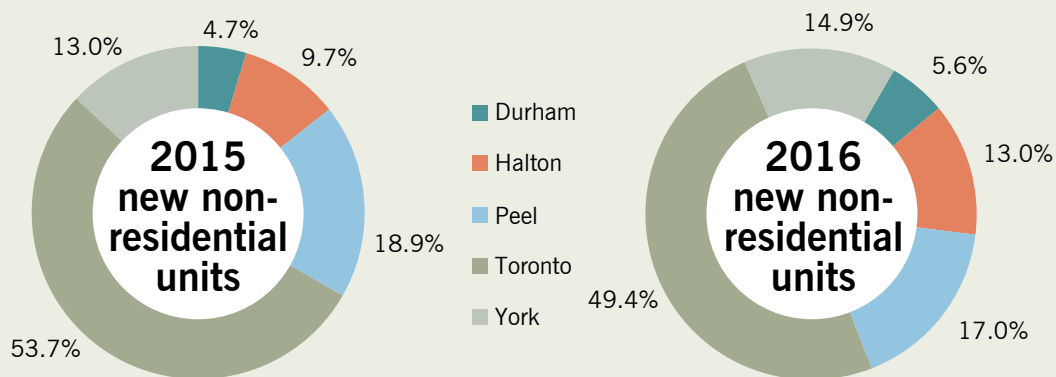
## Non-residential value by sector



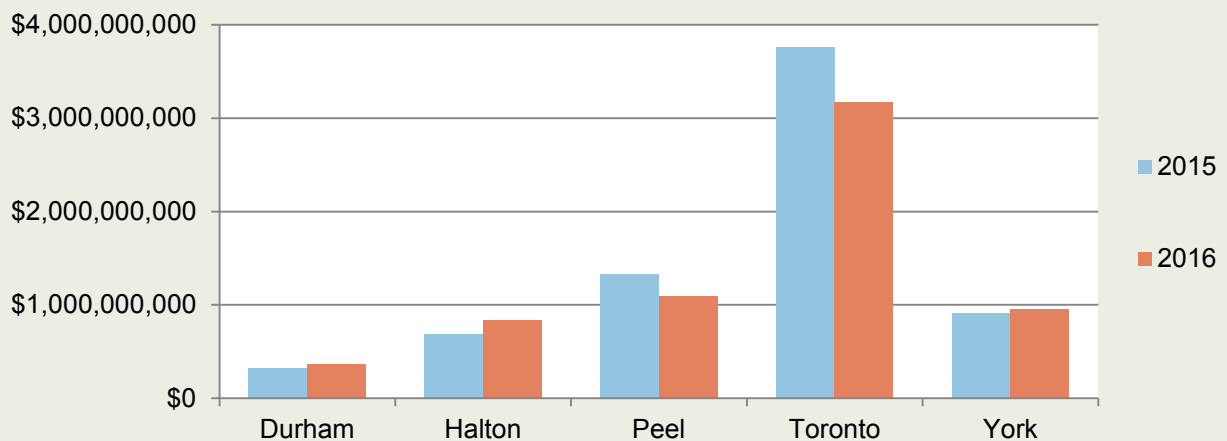
## New non-residential floor space (sq. ft.)



## How does Durham compare to the GTA? \$6.4 billion of investment in the **GTA**

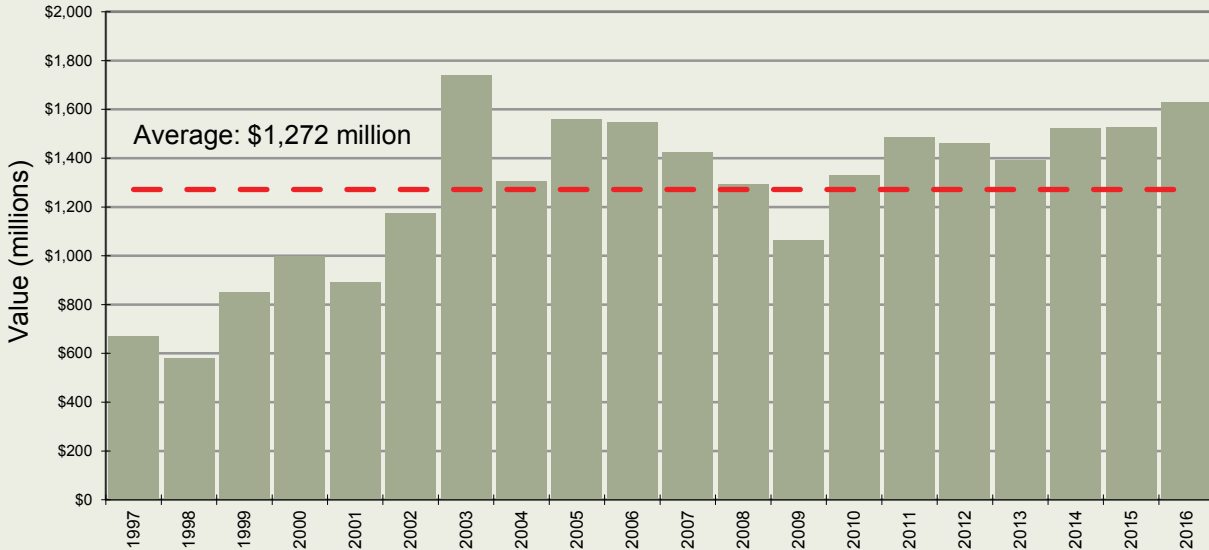


### Non-residential building permit value

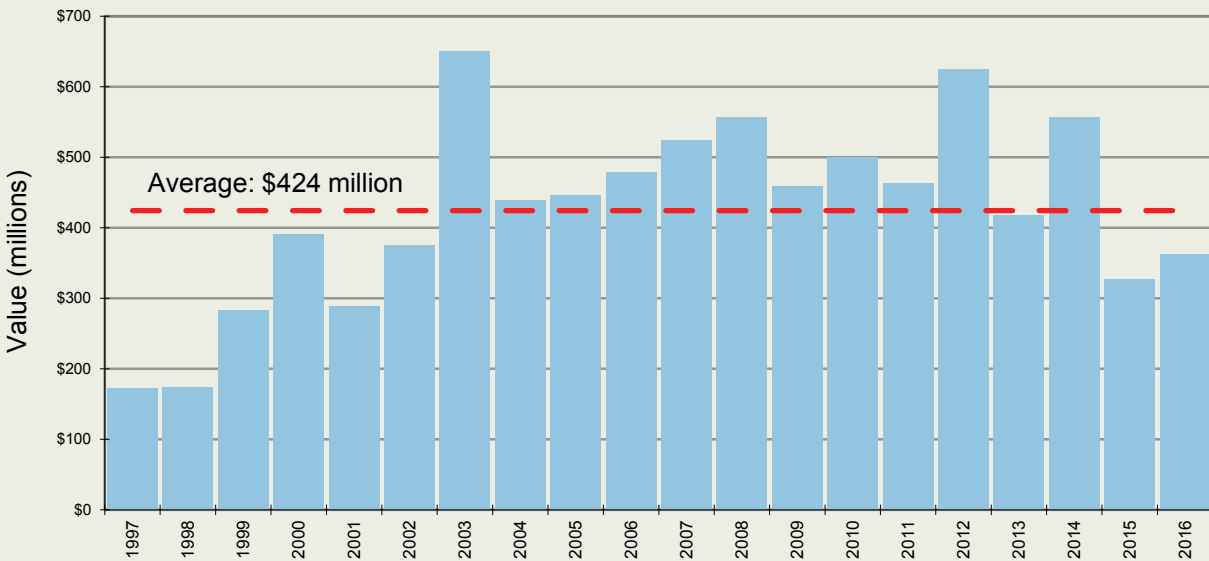


# Trends

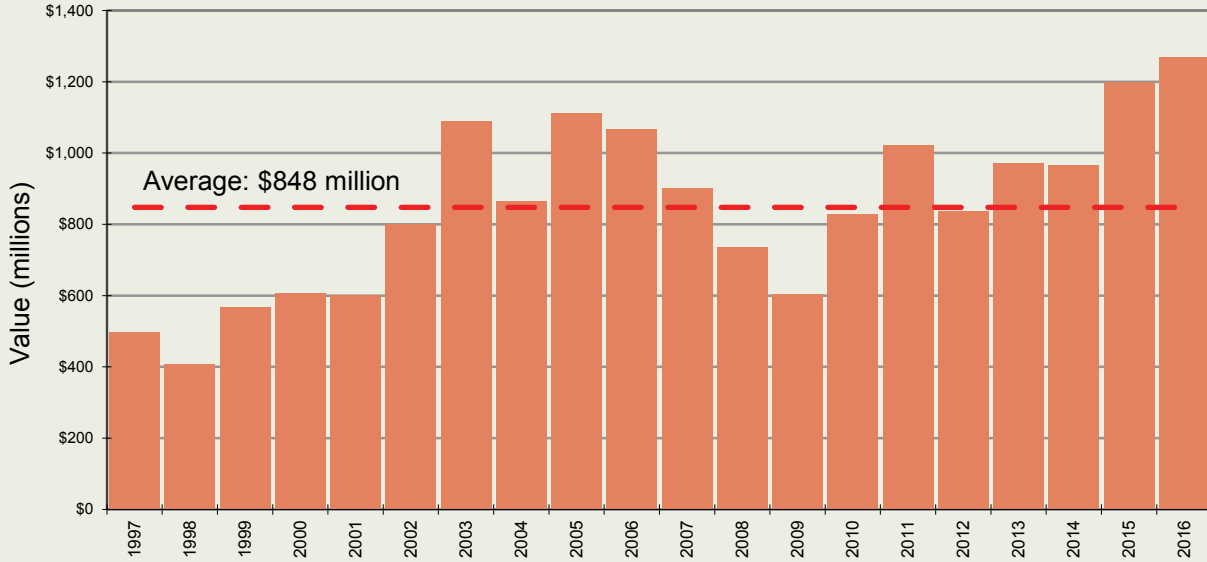
**Total building permit value, 1997 to 2016**



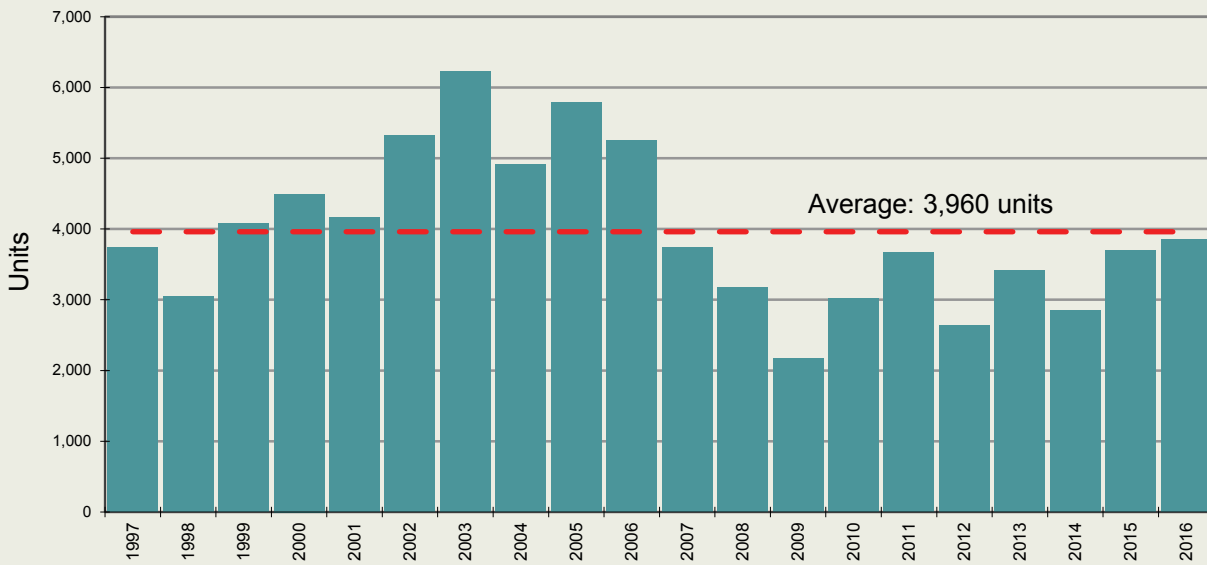
**Non-residential building permit value, 1997 to 2016**



## Residential Building Permit Value in Durham, 1997 to 2016



## New Residential Units Approved for Construction, 1997 to 2016

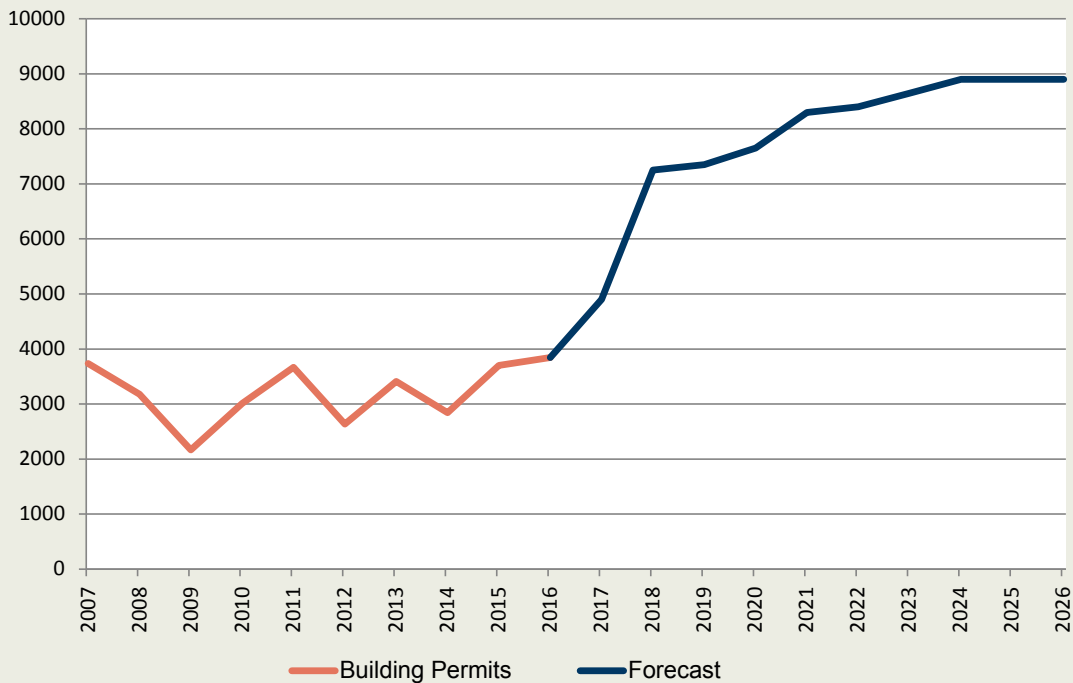


# Forecast

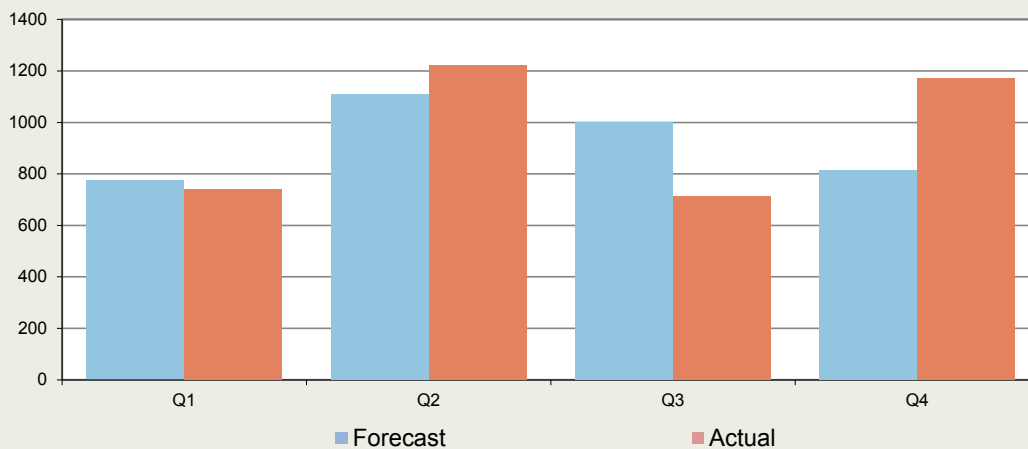


**4,900** building permits for new residential units expected in 2017

## New residential units



## 2016 building permit forecast and actual



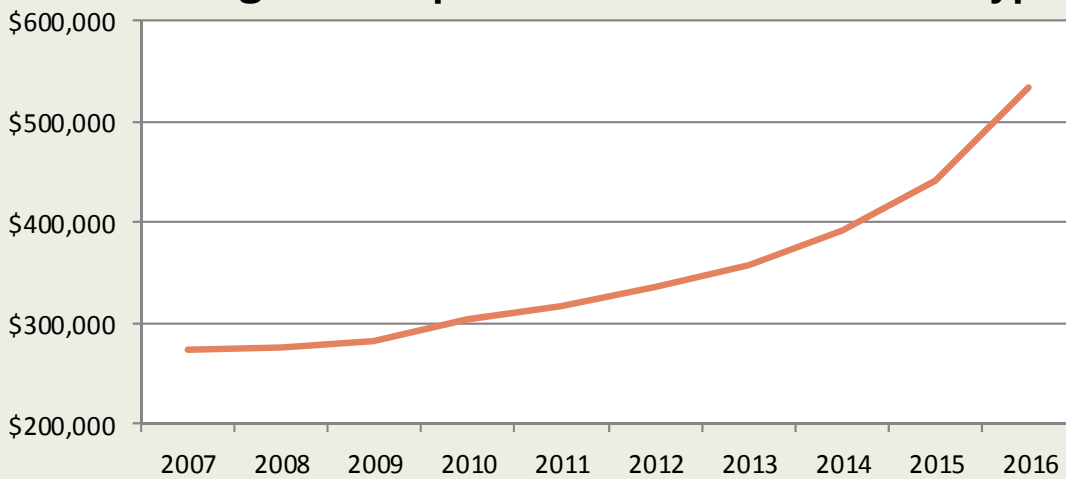
# Housing Market

In **2016** the average price of a resale home was **\$533,828**

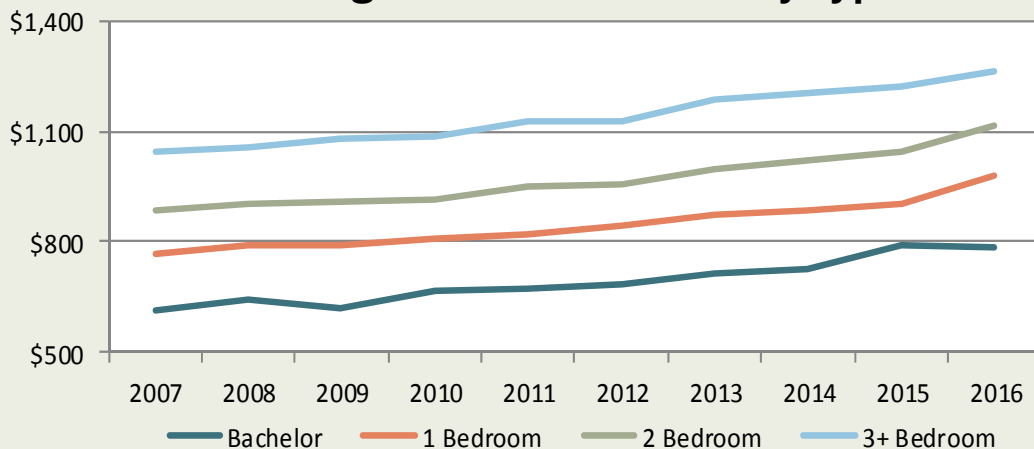


and average rent per month was **\$1,086**

### Average resale price in Durham (all home types)



### Average rents in Durham by type





The Regional Municipality Of Durham  
605 Rossland Rd. E., Whitby, ON L1N 6A3  
905-668-7711 or 1-800-372-1102  
[www.durham.ca](http://www.durham.ca)

If this information is required in an accessible  
format, please contact 1-800-372-1102 ext. 2564

## Attachment 2

### Building Permit Activity in Durham – January to December

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

<b>Municipality</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
Ajax	\$156.8	10.3	\$236.6	14.5	50.9
Brock	\$14.9	1.0	\$16.2	1.0	8.2
Clarington	\$365.9	24.0	\$340.5	20.9	-6.9
Oshawa	\$558.7	36.6	\$455.0	27.9	-18.6
Pickering	\$160.7	10.5	\$206.1	12.6	28.2
Scugog	\$36.2	2.4	\$18.0	1.1	-50.2
Uxbridge	\$59.1	3.9	\$78.2	4.8	32.5
Whitby	\$173.2	11.4	\$279.1	17.1	61.1
Total	\$1,525.5	100%	\$1,629.6	100%	6.8

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

<b>Permit type</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
Residential	\$1,198.9	78.6	\$1,268.1	77.8	5.8
Non-Residential	\$326.6	21.4	\$361.6	22.2	10.7

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries



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

<b>Municipality</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
Ajax	\$124.7	10.4	\$188.6	14.9	51.3
Brock	\$10.7	0.9	\$10.0	0.8	-6.3
Clarington	\$290.9	24.3	\$319.5	25.2	9.9
Oshawa	\$454.4	37.9	\$332.3	26.2	-26.9
Pickering	\$130.5	10.9	\$170.8	13.5	30.9
Scugog	\$10.9	0.9	\$13.2	1.0	20.6
Uxbridge	\$48.9	4.1	\$53.1	4.2	8.6
Whitby	\$127.9	10.7	\$180.6	14.2	41.2
Total	\$1,198.9	100%	\$1,268.1	100%	5.8

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

<b>Construction type</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
New residential units	\$1,135.8	94.7	\$1,184.6	93.4	4.3
Renovations, additions and improvements	\$63.1	5.3	\$83.5	6.6	32.3

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)

<b>Unit type</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
Single	1,865	50.4	1,689	43.9	-9.4
Semi	148	4.0	92	2.4	-37.8
Town	567	15.3	970	25.2	71.1
Apartment	1,120	30.3	1,094	28.5	-2.3
Total	3,700	100%	3,845	100%	3.9

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

<b>Municipality</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
Ajax	384	10.4	805	20.9	109.6
Brock	21	0.6	14	0.4	-33.3
Clarington	931	25.2	994	25.9	6.8
Oshawa	1,388	37.5	903	23.5	-34.9
Pickering	379	10.2	347	9.0	-8.4
Scugog	18	0.5	21	0.5	16.7
Uxbridge	121	3.3	93	2.4	-23.1
Whitby	458	12.4	668	17.4	45.9
Total	3,700	100%	3,845	100%	3.9

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Attachment 2

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

<b>Area</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
Urban	3,583	96.8	3,704	96.3	3.4
Rural	117	3.2	141	3.7	20.5
Total	3,700	100%	3,845	100%	3.9

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

<b>Sector</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
Commercial	\$92.7	28.4	\$145.8	40.3	57.2
Industrial	\$92.8	28.4	\$42.9	11.9	-53.8
Agricultural	\$11.6	3.6	\$10.5	2.9	-9.9
Institutional	\$36.2	11.1	\$134.6	37.2	271.5
Governmental	\$93.2	28.5	\$27.8	7.7	-70.2
Total	\$326.6	100%	\$361.6	100%	10.7

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

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

<b>Municipality</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
Ajax	\$32.1	9.8	\$48.0	13.3	49.4
Brock	\$4.3	1.3	\$6.1	1.7	44.5
Clarington	\$75.0	23.0	\$21.0	5.8	-72.0
Oshawa	\$104.3	31.9	\$122.7	33.9	17.7
Pickering	\$30.2	9.2	\$35.2	9.7	16.7
Scugog	\$25.3	7.7	\$4.8	1.3	-80.8
Uxbridge	\$10.2	3.1	\$25.2	7.0	147.2
Whitby	\$45.3	13.9	\$98.5	27.2	117.4
<b>Total</b>	<b>\$326.6</b>	<b>100%</b>	<b>\$361.6</b>	<b>100%</b>	<b>10.7</b>

Table 10  
Non-residential floor space by sector ('000 sq. ft.)

<b>Sector</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
Commercial	245.4	18.6	405.8	21.2	65.4
Industrial	311.6	23.7	451.2	23.6	44.8
Agricultural	407.7	31.0	435.7	22.8	6.9
Institutional	123.1	9.3	534.0	27.9	333.7
Governmental	229.2	17.4	85.5	4.5	-62.7
<b>Total</b>	<b>1,317.0</b>	<b>100%</b>	<b>1,912.2</b>	<b>100%</b>	<b>45.2</b>

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 11  
Non-residential floor space by municipality ('000 sq. ft.)

<b>Municipality</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
Ajax	128.6	9.8	246.7	12.9	91.8
Brock	108.1	8.2	111.3	5.8	3.0
Clarington	286.7	21.8	262.2	13.7	-8.5
Oshawa	294.7	22.4	281.2	14.7	-4.6
Pickering	56.0	4.3	96.3	5.0	71.9
Scugog	92.6	7.0	131.2	6.9	41.8
Uxbridge	122.3	9.3	233.7	12.2	91.1
Whitby	228.0	17.3	549.6	28.7	141.0
<b>Total</b>	<b>1,317.0</b>	<b>100%</b>	<b>1,912.2</b>	<b>100%</b>	<b>45.2</b>

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

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

<b>Municipality</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
GTA	\$19,365.8	100.0%	\$18,348.3	100.0%	-5.3%
Durham	\$1,525.5	7.9%	\$1,629.6	8.9%	6.8%
Halton	\$1,794.8	9.3%	\$2,142.7	11.7%	19.4%
Peel	\$4,412.0	22.8%	\$3,495.2	19.0%	-20.8%
Toronto	\$7,808.4	40.3%	\$7,255.7	39.5%	-7.1%
York	\$3,825.1	19.8%	\$3,825.1	20.8%	0.0%

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

<b>Municipality</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
GTA	\$12,358.3	100.0%	\$12,768.1	100.0%	3.3%
Durham	\$1,198.9	9.7%	\$1,268.1	9.9%	5.8%
Halton	\$1,113.1	9.0%	\$1,310.2	10.3%	17.7%
Peel	\$3,087.2	25.0%	\$2,404.9	18.8%	-22.1%
Toronto	\$4,047.7	32.8%	\$4,090.3	32.0%	1.1%
York	\$2,911.4	23.6%	\$3,694.6	28.9%	26.9%

Note: All figures rounded

Source: Durham Region Planning Division – Building Permit Summaries; Statistics Canada – Halton, Peel, Toronto and York Building Permits.

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

<b>Municipality</b>	<b>Type</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
GTA	Total	40,607	100.0%	39,089	100.0%	-3.7%
GTA	Single	12,194	30.0%	11,116	28.4%	-8.8%
GTA	Semi	1,224	3.0%	1,030	2.6%	-15.8%
GTA	Town	6,490	16.0%	6,859	17.5%	5.7%
GTA	Apartment	20,699	51.0%	20,084	51.4%	-3.0%
Durham	Total	2,845	7.0%	3,845	9.8%	35.1%
Durham	Single	1,865	15.3%	1,689	15.2%	-9.4%
Durham	Semi	148	12.1%	92	8.9%	-37.8%
Durham	Town	567	8.7%	970	14.1%	71.1%
Durham	Apartment	1,120	5.4%	1,094	5.4%	-2.3%
Halton	Total	3,726	9.2%	3,961	10.1%	6.3%
Halton	Single	1,246	10.2%	1,120	10.1%	-10.1%
Halton	Semi	6	0.5%	190	18.4%	3,066.7%
Halton	Town	1,526	23.5%	800	11.7%	-47.6%
Halton	Apartment	948	4.6%	1,851	9.2%	95.3%

Note: All figures rounded

Source: Durham Region Planning Division – Building Permit Summaries; Statistics Canada – Halton, Peel, Toronto and York Building Permits.

Attachment 2

<b>Municipality</b>	<b>Type</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
Peel	Total	8,186	20.2%	6,786	17.4%	-17.1%
Peel	Single	3,861	31.7%	2,731	24.6%	-29.3%
Peel	Semi	828	67.6%	332	32.2%	-59.9%
Peel	Town	1,751	27.0%	1,453	21.2%	-17.0%
Peel	Apartment	1,746	8.4%	2,270	11.3%	30.0%
Toronto	Total	15,554	38.3%	13,571	34.7%	-12.7%
Toronto	Single	1,321	10.8%	1,317	11.8%	-0.3%
Toronto	Semi	52	4.2%	78	7.6%	50.0%
Toronto	Town	705	10.9%	1,038	15.1%	47.2%
Toronto	Apartment	13,476	65.1%	11,138	55.5%	-17.3%
York	Total	9,441	23.2%	10,926	28.0%	15.7%
York	Single	3,901	32.0%	4,259	38.3%	9.2%
York	Semi	190	15.5%	338	32.8%	77.9%
York	Town	1,941	29.9%	2,598	37.9%	33.8%
York	Apartment	3,409	16.5%	3,731	18.6%	9.4%

Note: All figures rounded

Source: Durham Region Planning Division – Building Permit Summaries; Statistics Canada – Halton, Peel, Toronto and York Building Permits.



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

<b>Municipality</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
GTA	\$7,007.4	100.0%	\$6,403.0	100.0%	-8.6%
Durham	\$326.6	4.7%	\$361.6	5.6%	10.7%
Halton	\$681.7	9.7%	\$832.5	13.0%	22.1%
Peel	\$1,324.8	18.9%	\$1,090.3	17.0%	-17.7%
Toronto	\$3,760.7	53.7%	\$3,165.3	49.4%	-15.8%
York	\$913.7	13.0%	\$953.3	14.9%	4.3%

Note: All figures rounded

Source: Durham Region Planning Division – Building Permit Summaries; Statistics Canada – Halton, Peel, Toronto and York Building Permits.

Table 16  
Housing Supply (# of units)

<b>Key Indicator</b>	<b>2015</b>	<b>2016</b>	<b>% change</b>
Total Supply	3,952	5,083	28.6
Starts	3,483	3,111	-10.7
Completions	2,309	2,405	4.2
Absorbed	1,678	1,550	-7.6

Table 17  
Total supply by unit type (# of units)

<b>By unit type</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
Single	1,596	40.4	1,737	34.2	8.8
Semi	42	1.1	76	1.5	81.0
Row/Town	716	18.1	1,173	23.1	63.8
Apartment	1,598	40.4	2,097	41.3	31.2
Total Supply	3,952	100%	5,083	100%	28.6

Note: All figures rounded

Source: CMHC Local Housing Market Tables, 2015/16

Table 18  
Total supply by area municipality (# of units)

<b>Municipality</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
Ajax	262	6.6	773	15.2	195.0
Brock	79	2.0	81	1.6	2.5
Clarington	887	22.4	1,207	23.7	36.1
Oshawa	1,723	43.6	1,551	30.5	-10.0
Pickering	338	8.6	494	9.7	46.2
Scugog	44	1.1	38	0.7	-13.6
Uxbridge	126	3.2	151	3.0	19.8
Whitby	493	12.5	788	15.5	59.8
<b>Total</b>	<b>3,952</b>	<b>100%</b>	<b>5,083</b>	<b>100%</b>	<b>28.6</b>

Table 19  
Absorptions by unit type (# of units)

<b>By unit type</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
Single	1,306	77.8	1,132	73.0	-13.3
Semi	40	2.4	32	2.1	-20.0
Row/Town	324	19.3	295	19.0	-9.0
Apartment	8	0.5	91	5.9	1,037.5
<b>Total</b>	<b>1,678</b>	<b>100%</b>	<b>1,550</b>	<b>100%</b>	<b>-7.6</b>

Note: All figures rounded

Source: CMHC Local Housing Market Tables, 2015/16

Table 20  
Absorptions by area municipality (# of units)

<b>Municipality</b>	<b>2015</b>	<b>2015 %</b>	<b>2016</b>	<b>2016 %</b>	<b>% change</b>
Ajax	380	22.6	154	9.9	-59.5
Brock	4	0.2	8	0.5	100.0
Clarington	341	20.3	481	31.0	41.1
Oshawa	523	31.2	535	34.5	2.3
Pickering	205	12.2	123	7.9	-40.0
Scugog	12	0.7	14	0.9	16.7
Uxbridge	54	3.2	43	2.8	-20.4
Whitby	159	9.5	192	12.4	20.8
<b>Total</b>	<b>1,678</b>	<b>100%</b>	<b>1,550</b>	<b>100%</b>	<b>-7.6</b>

Note: All figures rounded

Source: CMHC Local Housing Market Tables, 2015/16

Table 21  
Average interest rates (%)

<b>Conventional Mortgage Rates</b>	<b>2015</b>	<b>2016</b>	<b>% change</b>
1 Year Term	2.95	3.14	6.4
3 Year Term	3.39	3.39	-0.1
5 Year Term	4.67	4.66	-0.3
Bank Rate (%):	0.88	0.75	-14.3

Table 22  
Average cost of a new single detached dwelling

<b>Municipality</b>	<b>2015</b>	<b>2016</b>	<b>% change</b>
Ajax	\$566,083	\$633,762	12.0
Brock	--	--	--
Clarington	\$449,441	\$517,743	15.2
Oshawa	\$496,847	\$508,941	2.4
Pickering	\$624,742	\$689,383	10.3
Scugog	--	--	--
Uxbridge	\$603,441	\$477,943	-20.8
Whitby	\$628,242	\$604,549	-3.8
Durham Region	\$525,081	\$548,268	4.4
City of Toronto	\$2,032,261	\$1,976,205	-2.8
York Region	\$988,638	\$1,058,989	7.1
Peel Region	\$686,461	\$745,457	8.6
Halton Region	\$1,004,004	\$976,877	-2.7

Note: All figures rounded.

Source: CMHC, Housing Now - Greater Toronto Area, Dec. 2015/16

Toronto Real Estate Board - Market Watch, January - December 2015/16

Table 23  
Resale housing market in Durham

<b>Key Indicator</b>	<b>2015</b>	<b>2016</b>	<b>% change</b>
Number of Sales	11,848	12,654	6.8
Number of New Listings	15,975	15,623	-2.2
Average Price (all dwelling types)	\$442,082	\$533,828	20.8

Note: All figures rounded.

Source: CMHC, Housing Now - Greater Toronto Area, Dec. 2015/16

Toronto Real Estate Board - Market Watch, January - December 2015/16