

2010 GROWTH TRENDS REVIEW



Clarington
Leading the Way

PLANNING SERVICES DEPARTMENT

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1.0 INTRODUCTION

1.1 PURPOSE OF THE GROWTH TRENDS REVIEW

The Planning Services Department conducts on-going monitoring activities to assess the effectiveness of the Municipality of Clarington Official Plan, as well as other municipal and Durham Region policies. These monitoring activities assist in identifying emerging issues and trends within the Municipality of Clarington. Building permit activity and other related data are often used as indicators of housing and employment activity within Clarington, the level of local investment, and economic performance.

1.2 INFORMATION SOURCES

The data collected and analyzed in this report is based on building permit information and housing market information gathered from a variety of sources. These sources include:

- Municipality of Clarington's own source data;
- Durham Region;
- Statistics Canada;
- Canada Mortgage and Housing Corporation;
- Royal Bank of Canada Economics Research; and
- The Bank of Canada.

1.3 PUBLISHING OF BUILDING PERMIT ACTIVITY REVIEW

The Planning Services Department publishes the Growth Trends Review on an annual basis. Copies of the document are available from the Planning Services Department directly or can be accessed online at www.clarington.net.

1.4 CONTACT INFORMATION

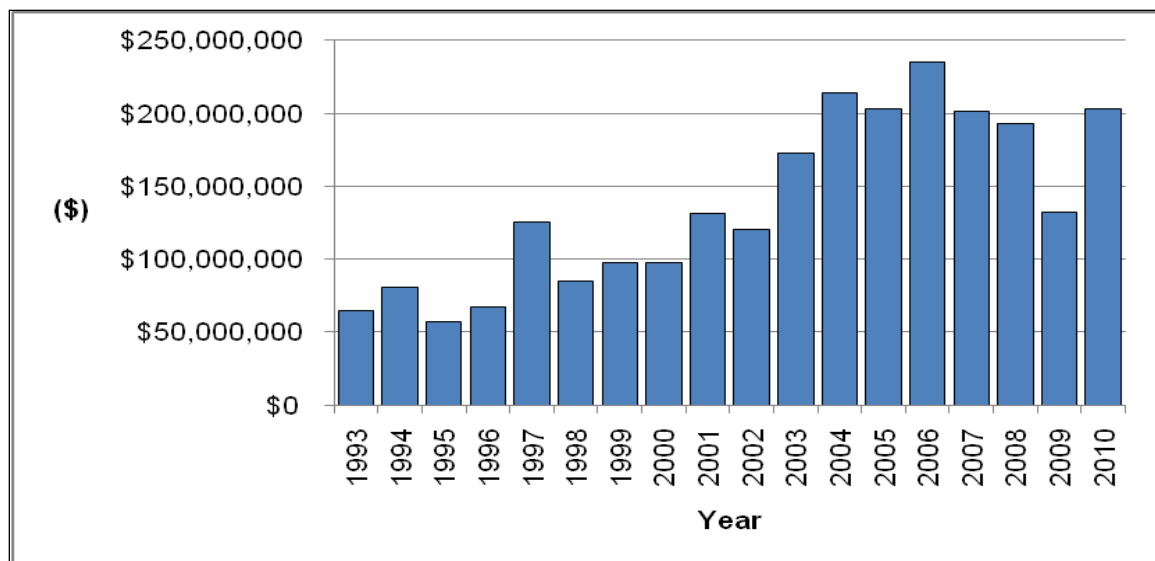
Should you have any questions, comments, and/or suggestions concerning the Growth Trends Review, please contact the Planning Services Department by telephone at 905-623-3379 or by email at planning@clarington.net.

2.0 OVERALL GROWTH TRENDS

2.1 TOTAL BUILDING PERMIT VALUE IN CLARINGTON

The total value of all building permits issued in Clarington increased by 53.6% from \$132.17 million in 2009 to \$203.04 million in 2010¹. The total value of building permits issued in 2010 was similar to the values realized prior to the 2009 economic low (Figure 1). Since 1993², the total value of building permits issued in Clarington has averaged approximately \$137.96 million per year. The total value of building permits in 2010 has contributed to the rise of this average, which can be an indication that the economy is beginning to stabilize.

Figure 1: Total Building Permit Value in Clarington, 1993-2010



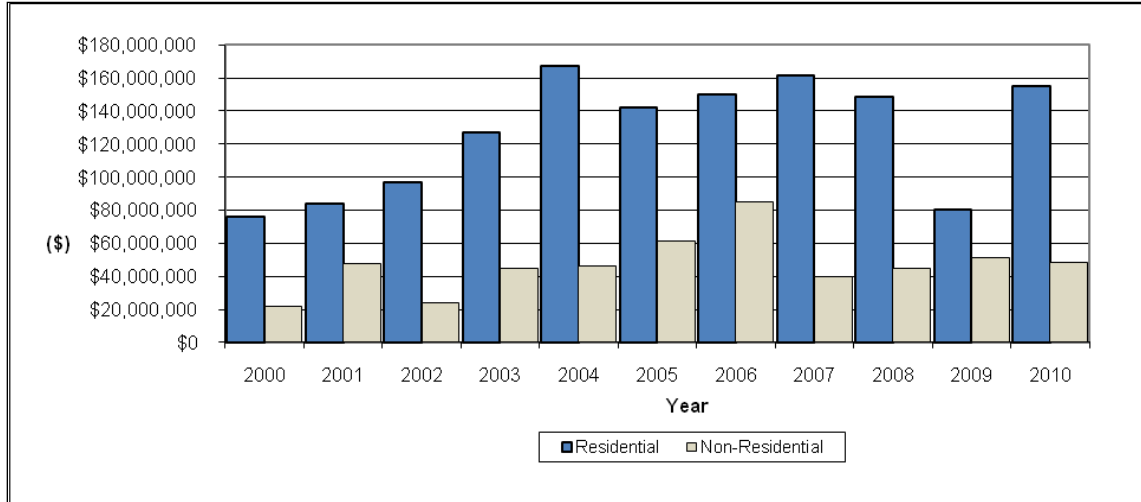
As Figure 2 (next page) illustrates, the increase in total building permit value for Clarington can be attributed to a sharp rebound in residential building numbers. The non-residential building permit value decreased by 6.6% from \$51.57 million in 2009 to \$48.18 million in 2010 whereas the residential building permit value increased by about 92.2% from \$80.59 million in 2009 to \$154.86 million in 2010². Residential building permit values have risen significantly over the past ten years. Due to poor economic conditions globally, Clarington saw building permit values decline in 2009 but have seen an increase back to typical levels in 2010. Both the number of permits and the value of permits increased in 2010. While non-residential building permit values edged slightly lower in 2010, the

¹ Municipality of Clarington, Engineering Services Department, January 2011.

² Municipality of Clarington, Engineering Services Department, January 2011.

decrease in value did not result in a reduction of total building permit value for the year.

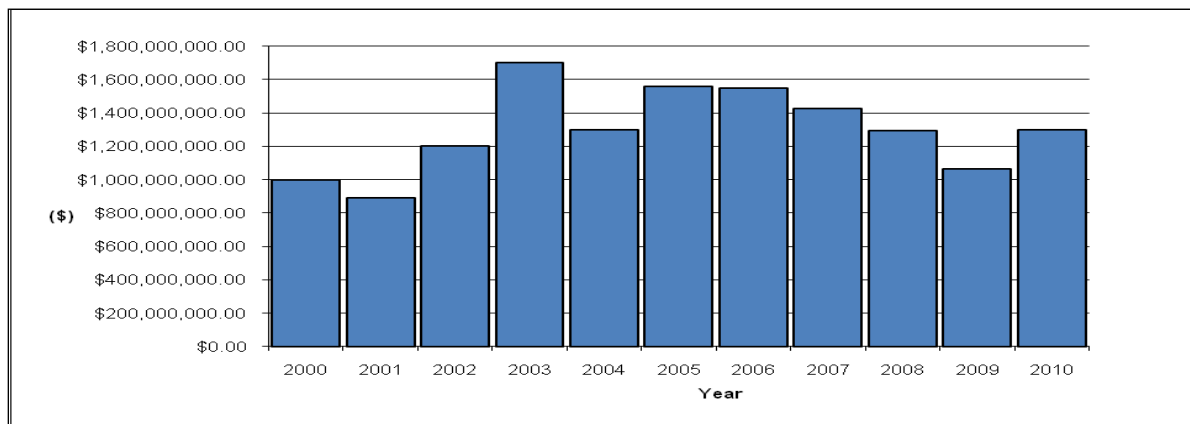
Figure 2: Total Building Permit Value by Residential/Non-Residential Sector in Clarington, 2000-2010



2.2 TOTAL BUILDING PERMIT VALUE IN DURHAM REGION

Durham Region experienced an increase of 22.2% in total building permit value from \$1.06 billion in 2009 to \$1.30 billion in 2010³. Total building permit value had edged lower four years running in Durham Region prior to 2010, last year saw an increase from the previous year (Figure 3). Since 2000, the total value of building permits issued in Durham Region has averaged about \$1.3 billion. This average has increased slightly from 2009 as a reflection of the increase in building activity in the 2010.

Figure 3: Total Building Permit Value in Durham Region, 2000-2010



³ Durham Region Planning Department, Annual Building Permit Activity Review, February 2011.

Both Clarington and Durham Region experienced an increase in total building permit value in 2010. The residential building permit value increased and the non-residential building permit value decreased⁴ in Clarington, while Durham Region saw an increase in both residential and non-residential values.

2.3 SHARE OF TOTAL BUILDING PERMIT VALUE IN DURHAM REGION

In 2010, Clarington's share of total building permit value in Durham Region increased by 3.20% from 12.42% in 2009 to 15.62% in 2010 (Table 1). The change observed in the past year is typical when compared to the prior years.

Table 1: Share of Total Building Permit Value in Durham Region, 2000-2010

| Year | Total Value (Durham) | Total Value (Clarington) | Share of Durham (by Clarington) | % Change (from previous year) |
|------|----------------------|--------------------------|---------------------------------|-------------------------------|
| 2000 | \$997,400,000.00 | \$97,760,960.34 | 9.80% | - |
| 2001 | \$889,700,000.00 | \$131,319,432.00 | 14.76% | 4.96% |
| 2002 | \$1,200,000,000.00 | \$120,764,948.00 | 10.06% | -4.70% |
| 2003 | \$1,700,000,000.00 | \$172,409,655.00 | 10.14% | 0.08% |
| 2004 | \$1,300,000,000.00 | \$213,848,329.00 | 16.45% | 6.31% |
| 2005 | \$1,560,000,000.00 | \$203,220,114.00 | 13.03% | -3.42% |
| 2006 | \$1,548,000,000.00 | \$235,245,253.00 | 15.20% | 2.17% |
| 2007 | \$1,425,000,000.00 | \$201,648,127.00 | 14.15% | -1.05% |
| 2008 | \$1,293,100,000.00 | \$193,402,725.00 | 14.96% | 0.81% |
| 2009 | \$1,064,200,000.00 | \$132,165,301.00 | 12.42% | -2.54% |
| 2010 | \$1,300,000,000.00 | \$203,037,801.00 | 15.62% | 3.20% |

3.0 RESIDENTIAL GROWTH

3.1 TOTAL RESIDENTIAL BUILDING PERMIT VALUE IN CLARINGTON

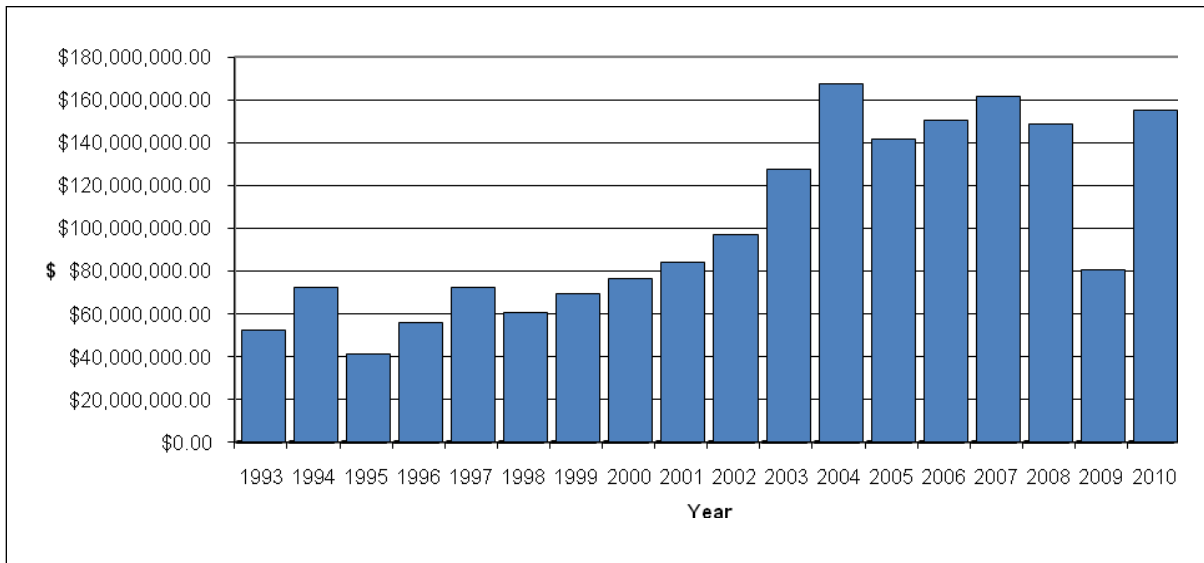
In 2010, the value of residential building permits issued in Clarington totaled \$154.85 million⁵, which was typical of values observed in the last several years with the exception of 2009. As shown in Figure 4, the total value of residential building permits issued in 2010 was up 92.2% from the 2009 value, returning to just above the 2008 value of \$148.95 million. The

⁴ Municipality of Clarington, Engineering Services Department, January 2011.

⁵ Municipality of Clarington, Engineering Services Department, January 2011.

Municipality has averaged \$100.81 million in annual residential building permit value between 1993 and 2010, due to building permit values of over \$100 million between 2003 and 2010, with the exception of 2009. The significant increase in residential building permit value in 2010 was primarily attributed to the recovery of the economic conditions resulting in an increased demand for new residential units.

Figure 4: Total Residential Building Permit Value in Clarington, 1993-2010

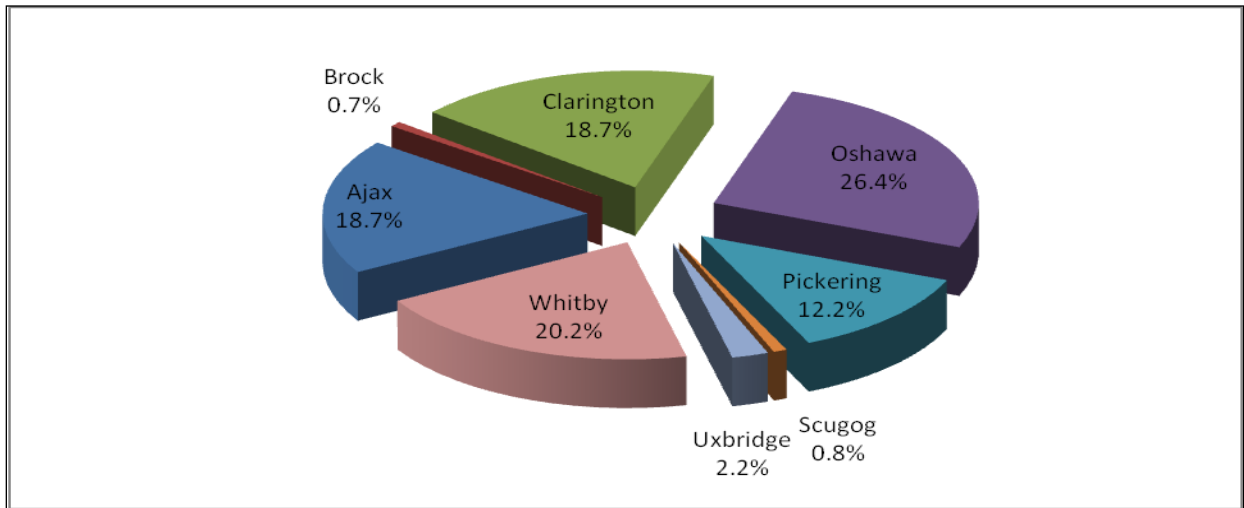


3.2 SHARE OF NEW RESIDENTIAL BUILDING PERMIT VALUE IN DURHAM REGION

As Figure 5 shows, Clarington ranked third in value for all of Durham Region Building Permit Values, tied with the Town of Ajax, contributing 18.7% of the total value⁶. Clarington's share increased 5.4% from 2009 when the Municipality contributed 13.3% of the total residential building permit value for Durham Region.

⁶ Durham Region Planning Department, Annual Building Permit Activity Review, February 2011.

Figure 5: Share of Total Residential Building Permit Value in Durham Region, 2010



3.3 NEW RESIDENTIAL UNIT PRODUCTION IN CLARINGTON

In 2010, residential building permits were issued for 593 new units in Clarington, which was up 116.4% from the 274 permits issued in 2009⁷. Historically, the number of new residential units approved for construction has averaged 714 units per year from 1994-2008. In 2009 the average significantly decreased to 687 units per year. 2010 further reduced the average to 681 units per year. This shows that although the number of residential building permits has increased 116.4% from the previous year (2009), the number of building permits issued in 2010 falls short of the 714 units per year from 1994-2008, which indicates that Clarington has not recovered.

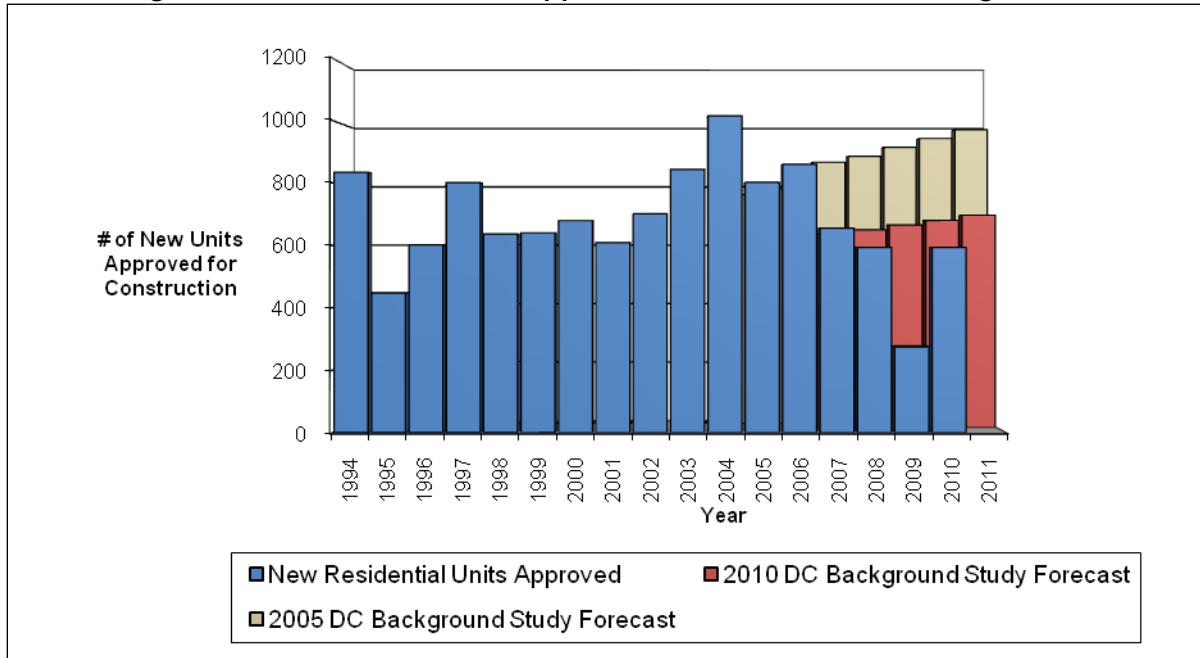
In addition, the economic environment has changed substantially since 2005 and as a result of tightened credit markets and other economic factors, the demand for new residential units has been lower than expected. The 2010 Development Charges Background Study forecast is more representative of the number of building permits issued for new residential units than the 2005 Development Charges Background Study. In 2009, the number of new building permits issued had fallen significantly short of the forecast made in either Development Charges Background Study^{8,9} (Figure 6) however the number of permits issued rose in 2010 to come close to the 2010 Development Charges Background Study forecasts.

⁷ Municipality of Clarington, Engineering Services Department, January 2011.

⁸ Hemson Consulting Ltd., Development Charges Background Study, May 2005.

⁹ Hemson Consulting Ltd., Development Charges Background Study, April 2010.

Figure 6: New Residential Units Approved for Construction in Clarington, 1994-2011



The growing urban centres of Bowmanville, Courtice and Newcastle make the strongest contributions to the total number of new residential units approved for construction in Clarington. In 2010, these centres accounted for 94% of new residential units approved for construction in the Municipality¹⁰ (Table 2, continued on next page). The share contributed by each community remained relatively stable between 2009 and 2010, with the exception of the 11.79% increase in share from Bowmanville. The rural areas have seen an 8% decrease in residential building permit activity, from 14% in 2009 to 6% in 2010. This is a reflection of policies to protect the rural areas and focus on residential development in the urban areas.

¹⁰ Municipality of Clarington, Engineering Services Department, January 2011.

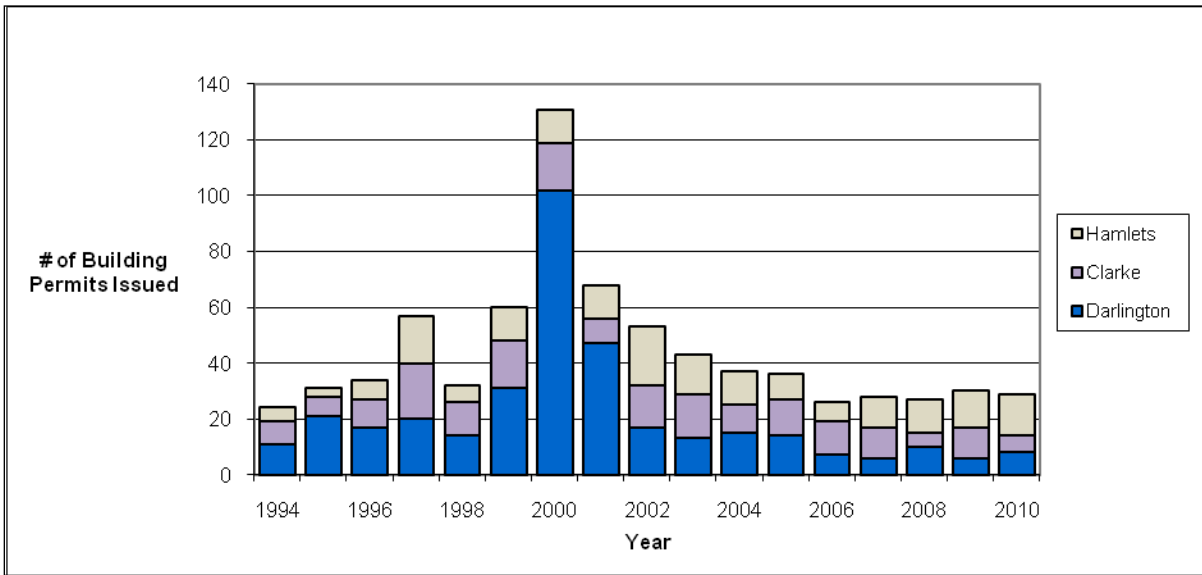
Table 2: Residential Building Permits by Area in Clarington, 2008-2010

| Area | 2010 | | 2009 | | 2009-2010 Change |
|-------------------|-------|---------|-------|---------|------------------|
| | Units | % Share | Units | % Share | |
| Bowmanville | 282 | 47.55% | 98 | 35.77% | 11.79% |
| Courtice | 236 | 39.80% | 113 | 41.24% | -1.44% |
| Newcastle | 37 | 6.24% | 24 | 8.76% | -2.52% |
| Wilmot Creek | 8 | 1.35% | 9 | 3.28% | -1.94% |
| Orono | 1 | 0.17% | 0 | 0.00% | 0.17% |
| Darlington | 8 | 1.35% | 6 | 2.19% | -0.84% |
| Clarke | 6 | 1.01% | 11 | 4.01% | -3.00% |
| Burketon | 1 | 0.17% | 0 | 0.00% | 0.17% |
| Enfield | 0 | 0.00% | 0 | 0.00% | 0.00% |
| Enniskillen | 3 | 0.51% | 2 | 0.73% | -0.22% |
| Hampton | 0 | 0.00% | 0 | 0.00% | 0.00% |
| Haydon | 0 | 0.00% | 0 | 0.00% | 0.00% |
| Kendal | 1 | 0.17% | 1 | 0.36% | -0.20% |
| Kirby | 1 | 0.17% | 0 | 0.00% | 0.17% |
| Leskard | 0 | 0.00% | 0 | 0.00% | 0.00% |
| Maple Grove | 0 | 0.00% | 0 | 0.00% | 0.00% |
| Mitchells Corners | 0 | 0.00% | 0 | 0.00% | 0.00% |
| Newtonville | 7 | 1.18% | 5 | 1.82% | -0.64% |
| Solina | 1 | 0.17% | 5 | 1.82% | -1.66% |
| Tyrone | 1 | 0.17% | 0 | 0.00% | 0.17% |
| TOTALS | 593 | 100.00% | 274 | 100.00% | 0.00% |

As shown in Figure 7, the number of building permits issued in rural areas of the Municipality has fluctuated greatly over the years, but recently has settled back to levels observed in the mid 1990's¹¹. This reduction in building permits issued within rural areas is a positive trend as the Provincial Policy Statement (2005) and the Municipality of Clarington Official Plan (1996) both direct growth to urban areas. Residential growth in Clarington's rural areas has already exceeded the targets set out by the 1996 Official Plan, but is anticipated to continue to decline as the rural population stabilizes. The rural population will continue to decline as a percentage of the total.

¹¹ Municipality of Clarington, Engineering Services Department, January 2011.

Figure 7: Residential Building Permits in Rural Areas of Clarington, 1994-2010



In 2010, building permits issued for single detached homes dominated all other activity however, the share of permits for single detached dwellings decreased by approximately 17.40% from 2009 to 2010¹². The number of permits issued for semi-detached dwellings and townhouses has risen in 2010, with 2.44% and 16.16% increases respectively. This trend is the result of the Provincial and Municipal policies which support mixed use developments and encourage higher density. Building permits issued for apartments held a 3.54% market share compared to a 4.74% market share in 2009 (Table 3).

Table 3: New Residential Units in Clarington by Type, 2009-2010

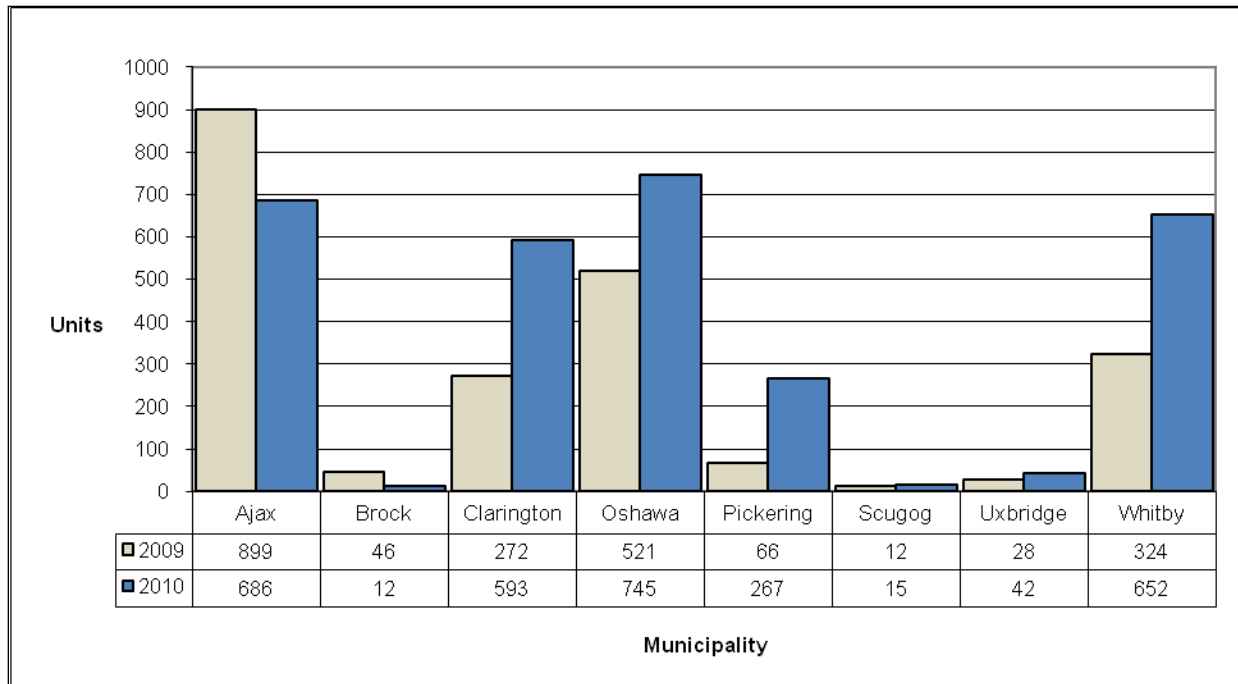
| Type of New Residential Unit | 2010 | % Share | 2009 | % Share |
|------------------------------|------|---------|------|---------|
| Single Detached | 347 | 58.52% | 208 | 75.91% |
| Semi-Detached | 114 | 19.22% | 46 | 16.79% |
| Townhouse | 111 | 18.72% | 7 | 2.55% |
| Apartment | 21 | 3.54% | 13 | 4.74% |
| TOTALS | 593 | - | 274 | - |

¹² Municipality of Clarington, Engineering Services Department, January 2011.

3.4 SHARE OF NEW RESIDENTIAL UNIT PRODUCTION IN DURHAM REGION

In 2010, Durham Region municipalities issued building permits for a total of 3,012 new residential units, an increase of 38.93% from 2168 in 2009¹³ (Figure 8). Clarington's share of the total number of new residential units in 2010 was 19.7%, up from 12.5% in 2009, and ranked fourth under Oshawa, Ajax and Whitby. Ajax and Brock were the only municipalities in the Region in 2010 that saw a decrease in residential unit production, at 24% and 74%, respectively.

Figure 8: Share of New Residential Unit Production in Durham Region, 2009-2010



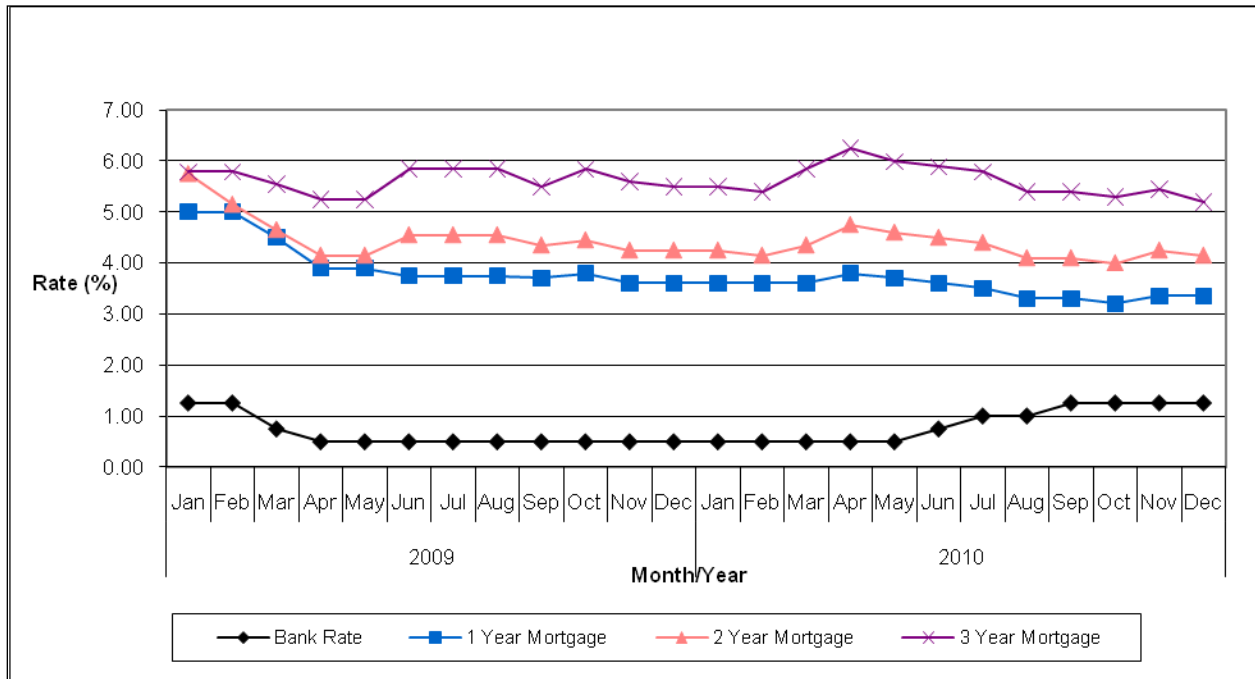
3.5 HOUSING MARKET INDICATORS

The average one, three and five year mortgage rates were lower in 2010 as the economy continued to recover, at 3.49%, 4.30% and 5.61%, respectively, in comparison to the 2009 rates, which were 4.02%, 4.57% and 5.63%, respectively¹⁴ (Figure 9). After a considerable drop at the end of 2008, the bank rate has remained relatively stable throughout 2009 and 2010, at 0.5% to 1.25%.

¹³ Durham Region Planning Department, Annual Building Permit Activity Review, February 2011.

¹⁴ Bank of Canada, Canadian Interest Rates and Monetary Policy Variables, 2008-2010.

Figure 9: Average Monthly Bank Interest Rates, 2009-2010



In spring 2011, Canada Mortgage and Housing Corporation (CMHC) reported that “mortgage rates are expected to be relatively stable throughout the first half of 2011 but will regain momentum during the second half of the year”¹⁵. The 2011 CMHC base case scenario reports that “mortgage rates, particularly short-term mortgage rates and variable mortgage rates, are expected to remain at historically low levels but will increase moderately in 2012”¹⁶. Rates could increase at a faster pace if the economy ends up recovering more quickly than presently anticipated, however, rate increases could be gentle if the economic recovery is more modest in nature¹⁷.

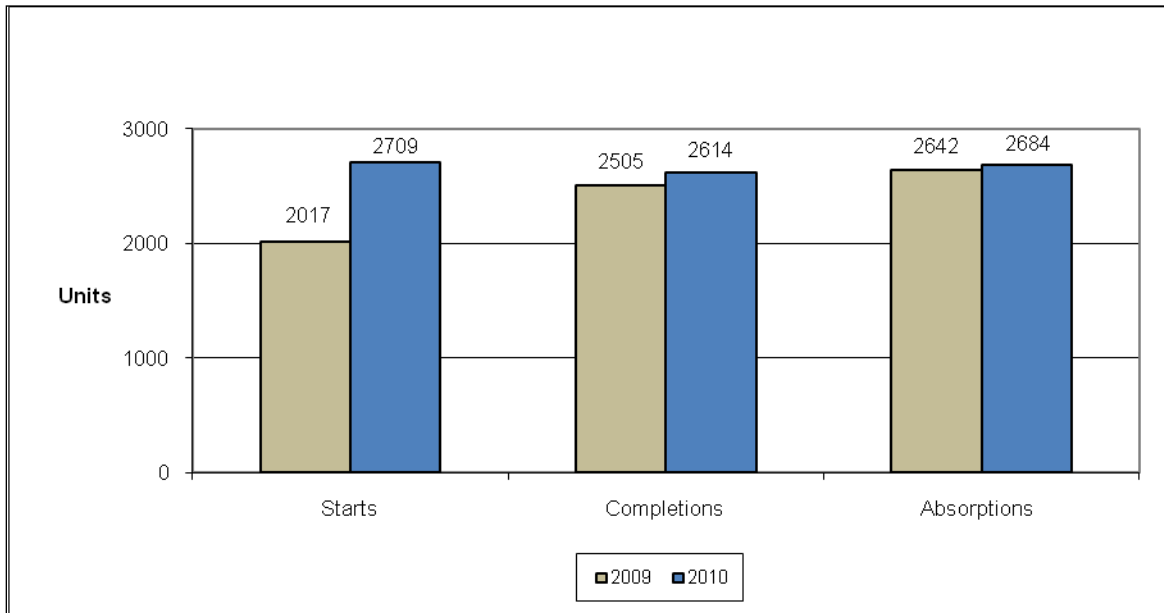
The number of housing starts was 2,709 in Durham Region for 2010, which was up 34% from 2,017 in 2009. The number of housing completions was also up 4.4% from 2,505 in 2009 to 2,614 in 2010. Similarly, housing absorptions increased 1.6% from 2,642 in 2009 to 2,684 in 2010¹⁷ (Figure 10).

¹⁵ Canada Mortgage and Housing Corporation, Housing Market Outlook – Greater Toronto Area, Spring 2011.

¹⁶ Canada Mortgage and Housing Corporation, Housing Market Outlook – Canadian Edition, Spring 2011.

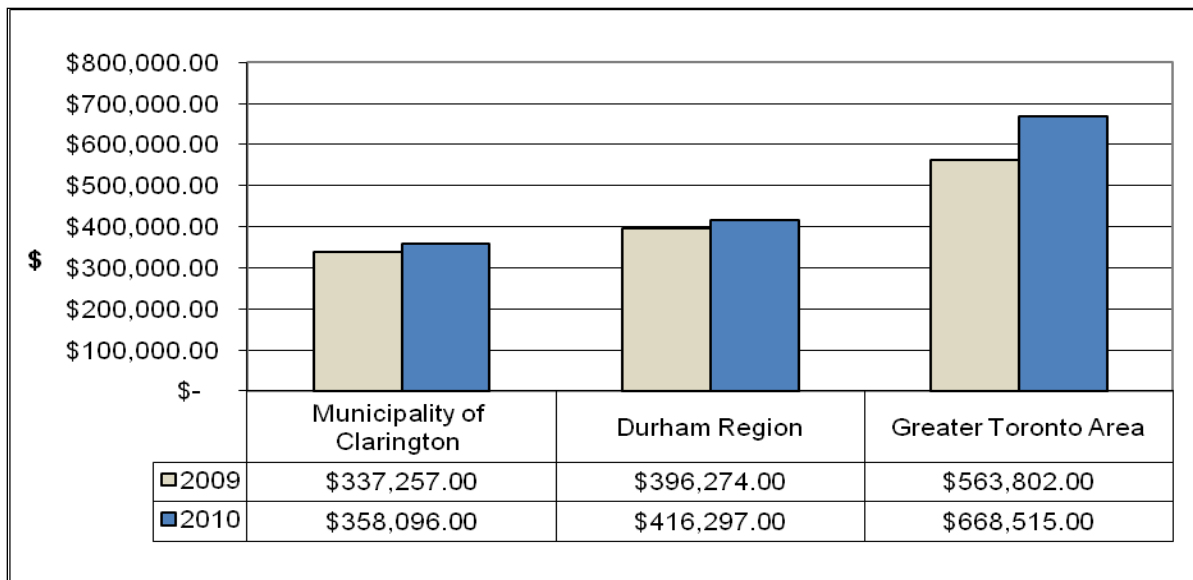
¹⁷ Canada Mortgage and Housing Corporation, Housing Market Outlook – Greater Toronto Area, Spring 2011.

Figure 10: Housing Starts, Completions and Absorptions in Durham Region 2009-2010



The average price of new completed and absorbed single detached dwellings in Durham Region rose from \$396,274 in 2009 to \$416,297 in 2010. In Clarington, prices also rose from \$337,257 in 2009 to \$358,096 in 2010¹⁸ (Figure 11). Clarington continues to be an affordable place to live within Durham Region and the Greater Toronto Area.

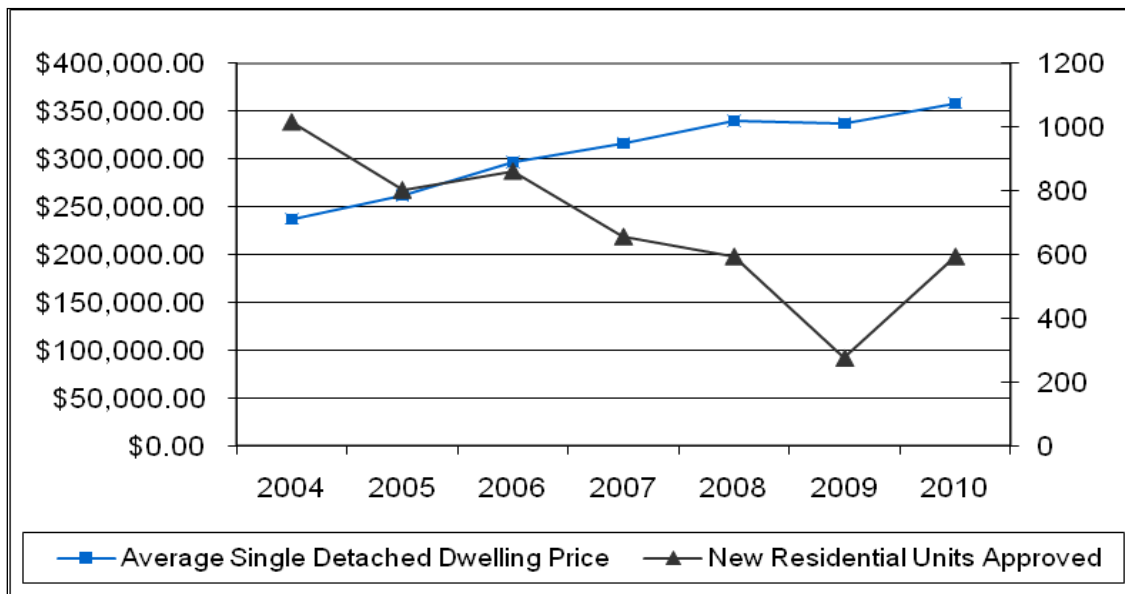
Figure 11: Housing Prices for Single Detached Homes, 2009-2010



¹⁸ Durham Region Planning Department, Annual Building Permit Activity Review, February 2011.

The number of residential building permits issued annually has been on a downward trend for several years, however this trend began to reverse in 2010. The average price of single detached dwellings in Clarington has generally continued to increase at a steady pace from 2004 to 2010, with a decrease of less than 1% experienced in 2009 (Figure 12). In 2010, the number and price of single detached homes have recovered from the downturn seen in 2009.

Figure 12: Average Value of Single Detached Dwellings versus Number of New Residential Units Approved, 2004-2010



3.6 SHORT-TERM POPULATION FORECAST

The 2010 Development Charges Background Study estimated that the Municipality of Clarington's total number of households would increase by 682 for 2010.²⁰ The total number of residential building permits issued for 2010 was 593, just under the prediction by 89 units.

The Municipality of Clarington's estimated population for 2011 is 86,280¹⁹ and the estimated total number of households is 30,231²⁰. Durham Region estimated its population to be 643,980 for 2011 and the total number of households to be 220,600²¹. The estimated population for Durham may be 15,000 to 25,000 persons higher than the actual population when

¹⁹ Population forecasts include census undercount.

²⁰ Hemson Consulting Ltd., Development Charges Background Study, April 2010.

²¹ Growing Durham, Annotated Consolidation of Regional Official Plan Amendment Number 128, June 3, 2010.

compared to the 2006 census projections and growth rates for the Region.

By 2012, the 2010 Development Charges Background Study indicates that Clarington's population will reach 88,308, growing at a rate of 2.4% from 2011. The total number of households in 2012 is expected to reach 31,062.

Statistics Canada 2006 census results show that Clarington had 2.9 people per household²². This statistic matches the trends predicted by Clarington's 2010 Development Charges Background Study. Census data shows that household sizes are decreasing in Clarington, which is a reflection of the older population attracted to the area and smaller family size. However, the decrease in household size has not occurred to the extent predicted by the 2005 Development Charges Background Study.

Durham Region is expected to have approximately 253,265 households by the end of 2016. During that same time period, the number of households in Clarington is expected to grow to approximately 34,623, making up 13.67% of the total number of households within Durham Region.

Table 4: Short-Term Population & Household Estimates for Clarington and Durham Region, 2011-2016

| Year | Clarington Population | Durham Region Population | % Population Share of Region for Clarington | Clarington Households | Durham Region Households | % Households Share of Region for Clarington |
|------|-----------------------|--------------------------|---|-----------------------|--------------------------|---|
| 2011 | 86,280 | 643,980 | 13.93% | 30,231 | 220,600 | 13.70% |
| 2016 | 96,910 | 729,030 | 13.29% | 34,623 | 253,265 | 13.67% |

4.0 NON-RESIDENTIAL GROWTH

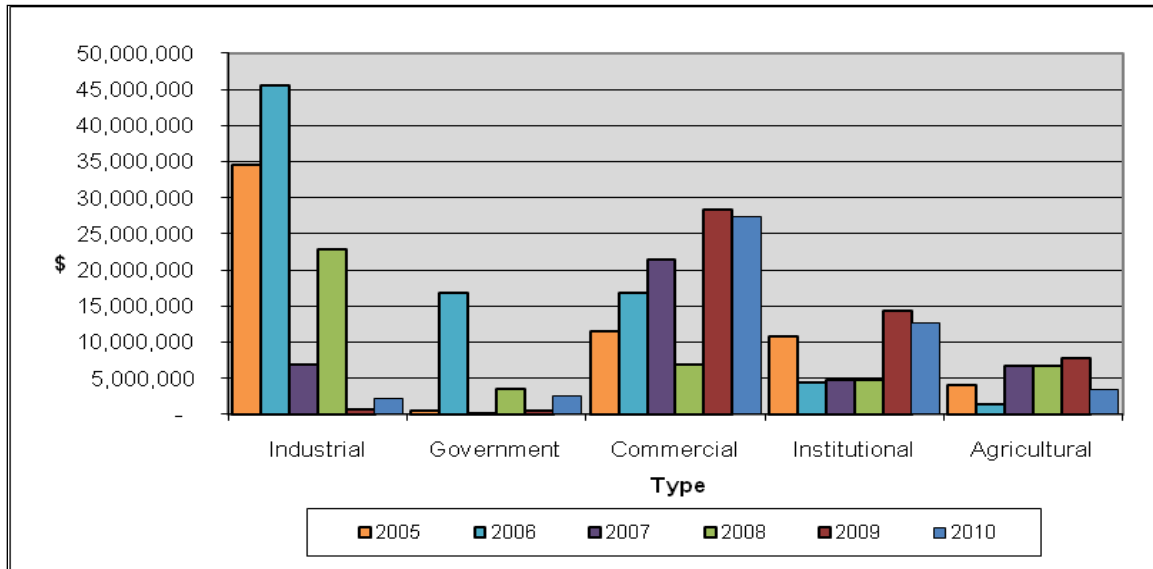
4.1 TOTAL NON-RESIDENTIAL BUILDING PERMIT VALUE IN CLARINGTON

The total value of non-residential building permits issued in Clarington during 2010 was \$48.18 million, a decrease of 6.58% from 2009 when the value of building permits issued in Clarington topped \$51.57million. This overall decline in the non-residential building permit value in 2010 was due to the 55.5% decrease in the value of agricultural building permits issued, and a decline in institutional and commercial building permits issued, at

²² Statistics Canada, www.statcan.ca Clarington Community Profile, 2006.

11.5% and 3.4% respectively²³ (Figure 13). In 2010, the value of industrial and government building permits issued in Clarington was up significantly by about 246% and 366% respectively from the 2009 values. The total value for industrial building permits issued is still well below values observed between 2005 and 2008.

Figure 13: Non-Residential Building Permit Value in Clarington, 2005-2010



The following list highlights the major non-residential building projects reported in 2010:

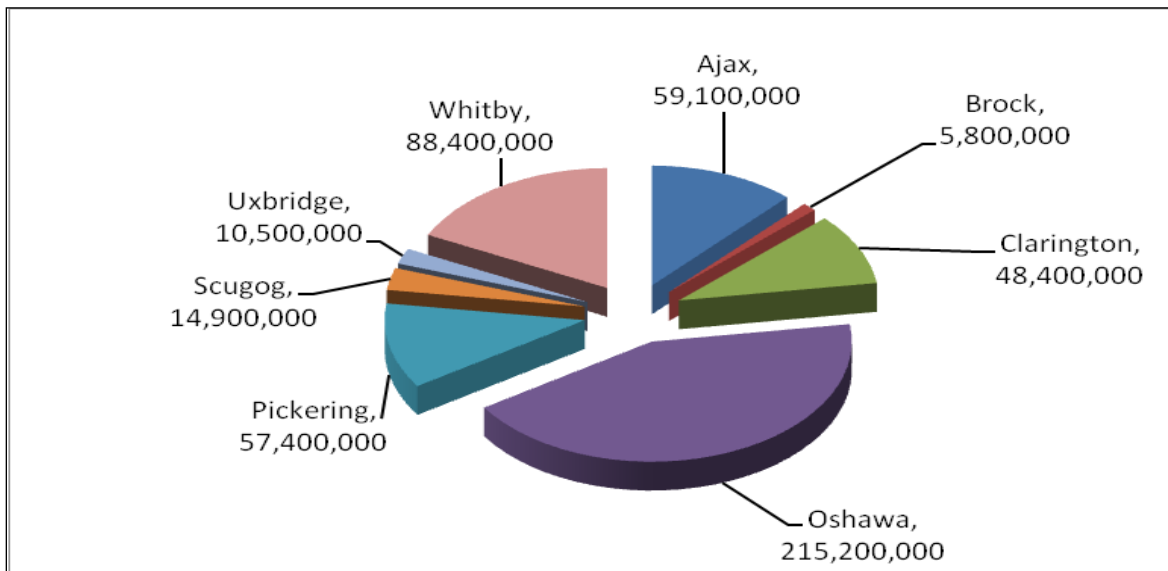
- Retail Plaza with apartments above by Prestonvale Heights Limited, 15 Rosswell Drive, Courtice (\$2.6 million)
- Swiss Chalet Restaurant, 2310 Highway 2, Bowmanville (\$1.1 million)
- Canadian Tire Retail Store, 2000 Green Road, Bowmanville (\$16.5 million)
- Shoppers Drugmart, 1 King Avenue East, Newcastle (\$2.3 million)
- Multi-unit commercial building, 2316 Highway 2, Bowmanville (\$837,000)
- Darlington Arena, 2276 Taunton Road, Hampton (\$2 million)
- New industrial building for Hotch's Auto Parts, 180 Lake Road, Bowmanville (\$961,605)

²³ Municipality of Clarington, Engineering Services Department, January 2011.

4.2 SHARE OF NON-RESIDENTIAL BUILDING PERMIT VALUE IN DURHAM

A decline in the non-residential building permit value for Clarington in 2010 decreased the Municipality's share of the total non-residential building permit value within Durham Region from 11.3% in 2009 to 9.69% in 2010 (Figure 14). Ajax, Clarington and Uxbridge experienced a decline in non-residential building permit values from 2009 to 2010, down 6.49%, 6.20% and 14.63%, respectively, while Brock and Scugog made significant gains, up 114.8% and 55.2% for the last calendar year^{24, 25}.

Figure 14: Share of Total Non-Residential Building Permit Value in Durham Region, 2010



4.3 NON-RESIDENTIAL FLOOR SPACE PRODUCTION IN CLARINGTON

Clarington's production of non-residential floor space increased 16.51% or 61,100 square feet from 370,100 square feet in 2009 to 431,200 square feet in 2010. Of the municipalities in Durham Region, Scugog had the most significant increase in non-residential floor space production from the previous year, up 147.1%. Oshawa (52.59%) and Brock (17.52%) were the only other municipalities that saw an increase in production of floor space. Ajax (-20.22%), Uxbridge (-46.23%), Pickering (-54.75%) and Whitby (-43.36%) experienced significant decreases in non-residential floor space production in 2010²⁶.

²⁴ Municipality of Clarington, Engineering Services Department, January 2011.

²⁵ Durham Region Planning Department, Annual Building Permit Activity Review, February 2011.

²⁶ Durham Region Planning Department, Annual Building Permit Activity Review, February 2011.

5.0 SYNOPSIS AND SHORT-TERM OUTLOOK

5.1 RESIDENTIAL BUILDING PERMIT ACTIVITY

Overall, the pace of new residential building permit activity in the Municipality of Clarington increased by 116.4% from 2009 to 2010. Durham Region experienced an increase of 36.9% in residential building permit value for 2010. Clarington's share of residential building permit activity within Durham Region for 2010 increased 5.4% from 2009 and contributed 18.7% of the total value for permits issued throughout the Region in 2010. Clarington was tied with Ajax at 18.7% for the third greatest residential building permit value in Durham Region (up from fourth place in 2009), just behind Whitby (20.2%), and Oshawa (26.4%).

CHMC is forecasting that sales and price growth in 2011 will have a strong first half, but are expected to even out in the second half of the year before regaining momentum in 2012. CMHC suspects that mortgage rule changes and expectations of higher interest rates have accelerated the timing of purchases into the latter part of 2010 and early 2011. Housing starts in the GTA are forecast to rise by 11% in 2011 to 32,500 units. Apartment starts will experience a sharp rebound from 2010 and hold strong into 2012. Low-rise housing starts will decline in the second half of 2011 and restrain growth in overall housing construction in 2012²⁷. "As borrowing costs begin to move higher, more price-sensitive buyers will have to weigh a few options: delay their purchase by saving for a larger down payment, wait for their income to rise, or consider a less expensive home²⁸."

These housing start projections, however, are for all municipalities in the GTA and may not be reflective of Clarington's future residential building permit activity. As Clarington brings its Official Plan into conformity with the upper tier plans, such as the provincial Growth Plan (2006), intensification targets will increase, thereby resulting in a rise in share of multi-family dwelling starts and a decrease in share of single detached dwelling starts. The 2010 residential building permit activity indicates that these trends are already starting to emerge.

²⁷ CMHC, Housing Market Outlook, Greater Toronto Area – Spring 2011.

²⁸ CMHC, Housing Market Outlook, Greater Toronto Area – Spring 2011.

5.2 NON-RESIDENTIAL BUILDING PERMIT ACTIVITY

Overall, the non-residential building permit value in Clarington has decreased by 6.58% in 2010. Durham Region experienced an increase of 9.06% in non-residential building permit value for 2010. The Municipality of Clarington experienced a slight decrease of 1.58% in share of non-residential building permit value within Durham Region. The value of non-residential building permits in Durham for 2010 at \$499.7million was similar to the values realized throughout the mid-2000's.

In Ontario and across the country, investment in non-residential building permit activity was down slightly in 2009. This downward trend continued for the last quarter of 2009 but picked up during the early part of 2010²⁹. Clarington saw government and industrial projects continue to grow in value over the 2010 year, however the municipality experienced a decline in commercial building investment and an even greater decline in new agricultural related investment.

A number of major infrastructure projects are anticipated in Clarington over the coming years that will enhance Clarington's non-residential building permit values:

- OPG new office and training complex facilities related to refurbishment.
- Durham/York Energy from Waste Facility
- Renovations to the Bowmanville Hospital
- Medical building at 1 Hartwell Avenue in Bowmanville
- Expansion of the Port Darlington water pollution plant
- Redevelopment of the former Bowmanville Senior Public School
- FreshCo. at 680 Longworth Avenue in Bowmanville
- No Frills Grocery Store at Hwy 2 and North Street in Newcastle
- Winners at West Bowmanville Shopping Centre
- Additional buildings in Clarington Place and Clarington Centre

These projects will stimulate the local economy and support other non-residential and residential development.

²⁹ Statistics Canada, The Daily www.statscan.gc.ca