

Appendix A: Competitive Position

Development Charges

Oakville's commercial market remains highly competitive, ranking within the top five in the cost comparison for development charges against surrounding municipalities in the Greater Toronto Area (GTA). Oakville's industrial market remains relatively less competitive, however did improve its ranking from 2020.

| Municipality | 2021 Industrial | | 2021 Office/Non-retail | |
|--------------------------------|------------------------|-------------|-------------------------------|-------------|
| HALTON (Built Boundary) | \$ per sq. ft. | Rank | \$ per sq. ft. | Rank |
| Oakville | \$21.47 | 8 | \$21.47 | 4 |
| Burlington | \$19.35 | 7 | \$19.35 | 3 |
| Halton Hills | \$13.81 | 1 | \$18.09 | 2 |
| Milton | \$16.19 | 3 | \$16.19 | 1 |
| PEEL | | | | |
| Brampton | \$23.66 | 10 | \$34.33 | 14 |
| Caledon | \$23.59 | 9 | \$28.43 | 7 |
| Mississauga | \$25.90 | 11 | \$32.78 | 12 |
| TORONTO | | | | |
| Toronto | \$44.31 | 18 | \$44.31 | 18 |
| YORK | | | | |
| Aurora | \$30.25 | 12 | \$30.25 | 8 |
| Markham | \$37.07 | 16 | \$37.07 | 15 |
| Newmarket | \$32.44 | 15 | \$32.44 | 11 |
| Richmond Hill | \$32.06 | 13 | \$32.06 | 9 |
| Vaughan | \$40.71 | 17 | \$40.71 | 16 |
| Whitchurch-Stouffville | \$32.44 | 14 | \$32.44 | 10 |
| DURHAM | | | | |
| Ajax | \$18.30 | 6 | \$27.80 | 6 |
| Oshawa | \$16.40 | 4 | \$33.21 | 13 |
| Pickering | \$15.54 | 2 | \$25.04 | 5 |
| Whitby | \$16.74 | 5 | \$41.34 | 17 |

Source: Various municipal websites March 2022.

Note: Ranked from 1 (most competitive) to 18 (least competitive). Additional or area specific charges may apply in some communities.

Tax Rates

Oakville's commercial property tax rates remain highly competitive, ranking within the top five when compared to surrounding municipalities in the GTA.

| Municipality | Industrial | | Commercial | |
|--------------------------------|---------------------|-------------|---------------------|-------------|
| HALTON (Built Boundary) | Per cent (%) | Rank | Per cent (%) | Rank |
| Oakville | 2.07% | 11 | 1.60% | 5 |
| Burlington | 2.19% | 13 | 1.68% | 7 |
| Halton Hills | 2.23% | 14 | 1.71% | 9 |
| Milton | 1.99% | 9 | 1.54% | 2 |
| PEEL | | | | |
| Brampton | 2.07% | 10 | 1.93% | 13 |
| Caledon | 1.92% | 6 | 1.76% | 11 |
| Mississauga | 1.93% | 8 | 1.87% | 12 |
| TORONTO | | | | |
| Toronto | 2.07% | 12 | 2.08% | 14 |
| YORK | | | | |
| Aurora | 1.88% | 5 | 1.69% | 8 |
| Markham | 1.67% | 1 | 1.52% | 1 |
| Newmarket | 1.93% | 7 | 1.73% | 10 |
| Richmond Hill | 1.71% | 2 | 1.55% | 3 |
| Vaughan | 1.73% | 3 | 1.57% | 4 |
| Whitchurch-Stouffville | 1.83% | 4 | 1.65% | 6 |
| DURHAM | | | | |
| Ajax | 2.78% | 16 | 2.24% | 17 |
| Oshawa | 3.21% | 18 | 2.55% | 18 |
| Pickering | 2.76% | 15 | 2.22% | 15 |
| Whitby | 2.84% | 17 | 2.23% | 16 |

Source: *Novae Res Urbis: Greater Toronto and Hamilton Area, September 2021.*

Note: Ranked from 1 (most competitive) to 18 (least competitive). All percentages have been rounded to two decimal points.

Industrial Land Sale Values

Oakville's average industrial land price per acre is more costly than over half of the GTA municipalities reviewed. Oakville's average cost per acre increased from \$1,525 in 2020.

| Municipality | Average Land Price (\$000s/acre) | Rank |
|------------------------|----------------------------------|------|
| HALTON | | |
| Oakville | \$2,150 | 11 |
| Burlington | \$2,000 | 10 |
| Halton Hills | \$1,500 | 6 |
| Milton | \$1,700 | 8 |
| PEEL | | |
| Brampton | \$2,875 | 16 |
| Caledon | \$1,675 | 7 |
| Mississauga | \$2,875 | 15 |
| TORONTO | | |
| Toronto | \$2,975 | 17 |
| YORK | | |
| Aurora | \$2,150 | 12 |
| Markham | \$2,750 | 14 |
| Newmarket | \$1,850 | 9 |
| Richmond Hill | \$2,700 | 13 |
| Vaughan | \$3,100 | 18 |
| Whitchurch-Stouffville | \$1,500 | 5 |
| DURHAM | | |
| Ajax | \$1,200 | 3 |
| Oshawa | \$750 | 1 |
| Pickering | \$1,200 | 4 |
| Whitby | \$1,000 | 2 |

Source: CBRE Toronto Industrial Summary, Q4 2021.

Note: Ranked from 1 (most competitive) to 18 (least competitive).