



Halton Region Economic Review

2017





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Message from Regional Chair Gary Carr

Halton Region continues to be a highly attractive location to live, work and invest. The 2017 Economic Review showcases the latest statistics, and once again we are seeing record-breaking numbers. In 2017, Halton Region had the strongest growth of any Regional Municipality in Ontario. Here are some highlights from the Review:

- Halton reached full employment with a 4 per cent unemployment rate – well below the provincial average of 6 per cent. Halton's labour force is in-demand by top employers with 75 per cent of residents having attained a post-secondary education – these are among the highest levels in Canada.
- The total value of building construction reached nearly \$3.1 billion – breaking last year's record high of \$2.1 billion in building permits and representing a 42 per cent increase year over year.
- Campuses of over 20 different universities are within an hour commute of Halton – helping to strengthen the region's highly educated workforce.

Also in 2017, Halton was pleased to have collaborated with Toronto Global, Halton's Local Municipalities and the municipalities of Toronto, Mississauga, Brampton, Durham and York, to submit a bid for Amazon's second headquarters. With three preferred sites right here in Halton, the Toronto Region bid has been shortlisted by Amazon.

Other national and international companies have also taken notice and are looking at Halton as a place to invest:

- Bradford-White Canada opened its distribution and training centre in Halton Hills last year and Kraft Heinz Company announced a new distribution centre, which means more than 150 jobs will be coming to Halton Region.
- Magna's two automotive parts plants in Milton underwent expansions in 2017 as the company secured new contracts.
- Geotab, an Oakville-based telematics technology company, gained recognition for industry leadership and as one of the fastest-growing companies in North America.
- Finland-based robotics company Orfer joined Burlington's TechPlace as the company secures its North American presence.

Business confidence within the region is also strong. Our annual Business Conditions Survey found that four out of five businesses are optimistic about the future and expect economic conditions to remain stable or improve. Businesses in Halton are expanding as well – one third of businesses intend to hire additional staff in the next 12 months.

I encourage you to read the report to learn more about what makes Halton a great place to live, work and invest. If you have any questions or comments, please contact me by calling 311 or emailing gary.carr@halton.ca. You can also find me on Twitter [@garycarrhalton](https://twitter.com/garycarrhalton), [LinkedIn](#) or [Facebook](#).

Gary Carr

Halton Regional Chair



526 km²
Green Space



969 km²
Land Area



13
Conservation
Areas



25 km
Lake Ontario
Shoreline



8.9M
Population
within 1-hour



1,565
acres
Investment-
Ready Lands



4.8M
Labour force
within 1-hour



14
Business
Parks



15,070 acres
Employment Lands

Halton Economic Indicators	2016	2017	2016/2017 % or pp change
Total population ^{1&2}	548,435	569,787	3.9%
Population density (per sq km) ³	575	588	2.3%
Unemployment rate ⁴	5.5%	4.0%	-1.5pp
Participation rate ⁴	67.1%	70.3%	3.2pp
Employment rate ⁴	63.4%	67.5%	4.1pp
Employment insurance beneficiaries ⁵	3,786	3,658	-3.4%
Halton ontario works average caseload ⁶	2,040	2,031	-0.4%
Number of jobs ⁷	224,299	231,576	3.2%
Number of businesses ⁷	13,287	13,413	0.9%
Business bankruptcies ⁸	29	31	6.9%
Total construction value ⁹	\$2,142,663,000	\$3,052,411,000	42.5%
Industrial	\$64,472,000	\$117,405,000	82.1%
Commercial	\$368,540,000	\$467,811,000	26.9%
Institutional	\$399,448,000	\$225,160,000	-43.6%
Residential	\$1,310,203,000	\$2,242,035,000	71.1%
Number of building permits issued ¹⁰	6,950	9,917	42.7%
Industrial availability rate ¹¹	7.6%	6.8%	-0.8pp
Office vacancy rate ¹²	23.7%	18.6%	-5.1pp
Occupied dwelling units ^{1&2}	192,980	211,260	9.5%
Housing sales ¹³	9,884	8,994	-9.0%
Average housing price ¹³	\$803,869	\$893,301	11.1%
Average days on the market ¹³	18	21	16.7%
Gross Regional Operating Budget ¹⁴	\$843,960,000	\$872,856,000	3.4%
Gross Regional Capital Budget ¹⁴	\$332,500,000	\$202,536,000	-39.1%

Sources:

1. Statistics Canada, Halton Region 2016 Census Profile
2. Halton Region Best Planning Estimates, June 2011 (forecasted)
3. Based on Halton's land area of 969 km²
4. Statistics Canada, Labour Force Survey Estimates (custom tabulation, 3 month moving average, unadjusted)
5. Statistics Canada, Employment Insurance Statistics (Table 276-0006, monthly average, beneficiaries receiving regular benefits)
6. Employment Halton (monthly average)
7. Halton Region Employment Survey (2017 counts are preliminary)
8. Office of the Superintendent of Bankruptcy Canada (YTD November)
9. Statistics Canada, Building Permits Survey (Publication 64-001-XWF)
10. Local Municipal Building Departments
11. CBRE. Based on rates in Burlington, Milton and Oakville
12. CBRE. Based on rates in Burlington and Oakville
13. Toronto Real Estate Board, Market Watch
14. Halton Region Budget and Business Plan 2016 and 2017

For detailed statistics on Halton's economy, visit

halton.ca/datacentre

Oakville was selected as one of Ford Motor Company's new Connectivity and Innovation Centres!



Toronto Global submits bid for Amazon HQ2 that features three sites across Halton!

Kraft announces a state-of-the-art distribution centre coming to Halton Hills, creating 150 jobs!

Toronto-Waterloo Innovation Corridor partners win bid for funding of Advanced Manufacturing Supercluster.

2017

was a record breaking year for building permits issued!

Halton hits 4.0% unemployment!



Prodigy Games ranks #2 on Deloitte's Technology Fast 50™ list!



Sheridan grad wins Emmy for work on "Stranger Things"!



Sheridan grad wins Oscar for Best Animated Short for "Piper"!



Magna expands two automotive plants in Milton!

VersaCold Logistics opens Canada's largest 3rd party refrigerated distribution centre in Milton!

Halton Economic Development assists Finland-based robotics company Orfer to locate in Burlington!



For 8 years running, Halton has had the lowest crime severity and violent crime severity indexes of any large municipality (over 100,000 people)

Moneysense ranks Burlington **#1** medium-sized city in Ontario!



Bradford White relocates to a 75,000 sf facility in Halton Hills, including a high-tech Training Centre!



Oakville's Geotab and Indelligent Inc. named two of the fastest growing companies in North America.



Loraxian opens new global renewable energy headquarters in Oakville!

Halton residents hold more degrees and diplomas per capita than the rest of Ontario, says Statistics Canada!

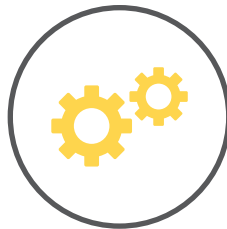
13,413* Businesses

0.9% net increase in places of employment in 2017

231,576* Jobs

3.2% net increase in employment in 2017

Major employment sectors in Halton



Manufacturing



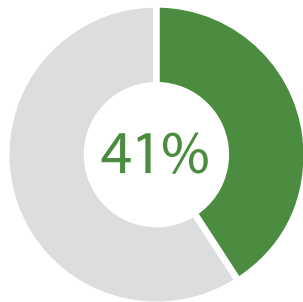
Retail



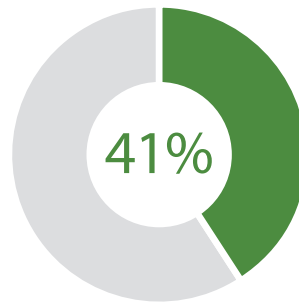
Healthcare and Social Assistance



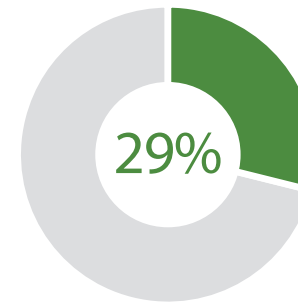
Education



41% of Halton business owners hired additional staff in 2017



41% of Halton business owners saw profits increase in 2017



29% of Halton business owners exported products or services in 2017

* Preliminary estimate

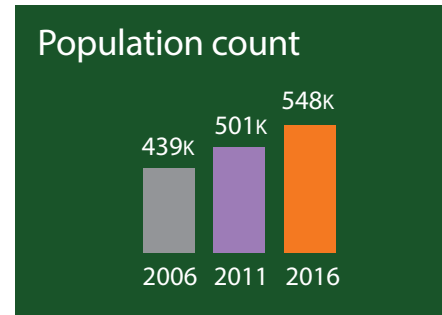
Sources: Halton Employment Survey; Halton Business Conditions Survey

For detailed statistics on Halton's business community, visit

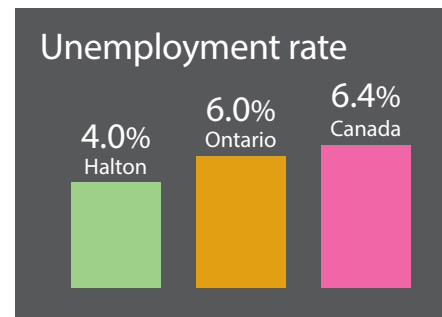
halton.ca/datacentre

The numbers are in and prove what we already know: Halton is one of the best places to live, work and do business in Canada.

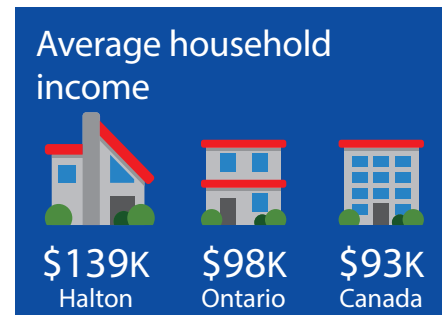
Fastest growing region



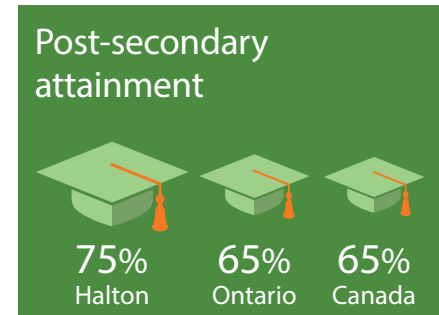
Low unemployment



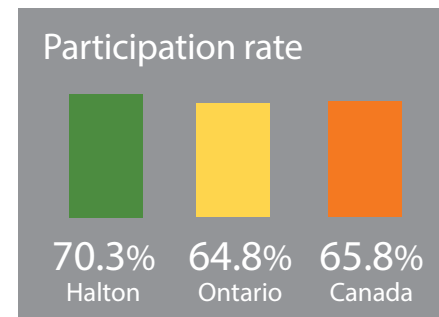
High income levels



Highly educated



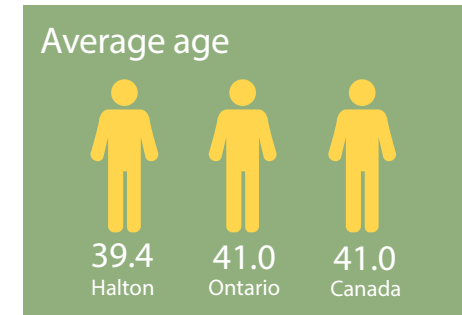
High labour participation



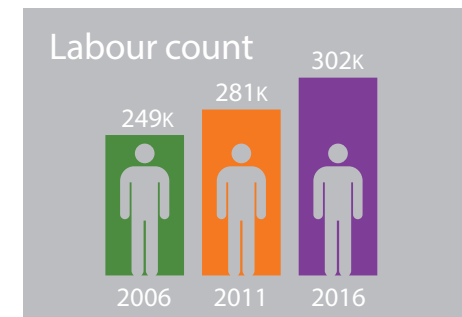
Diverse



Younger population



Fast growth labour force



Safe

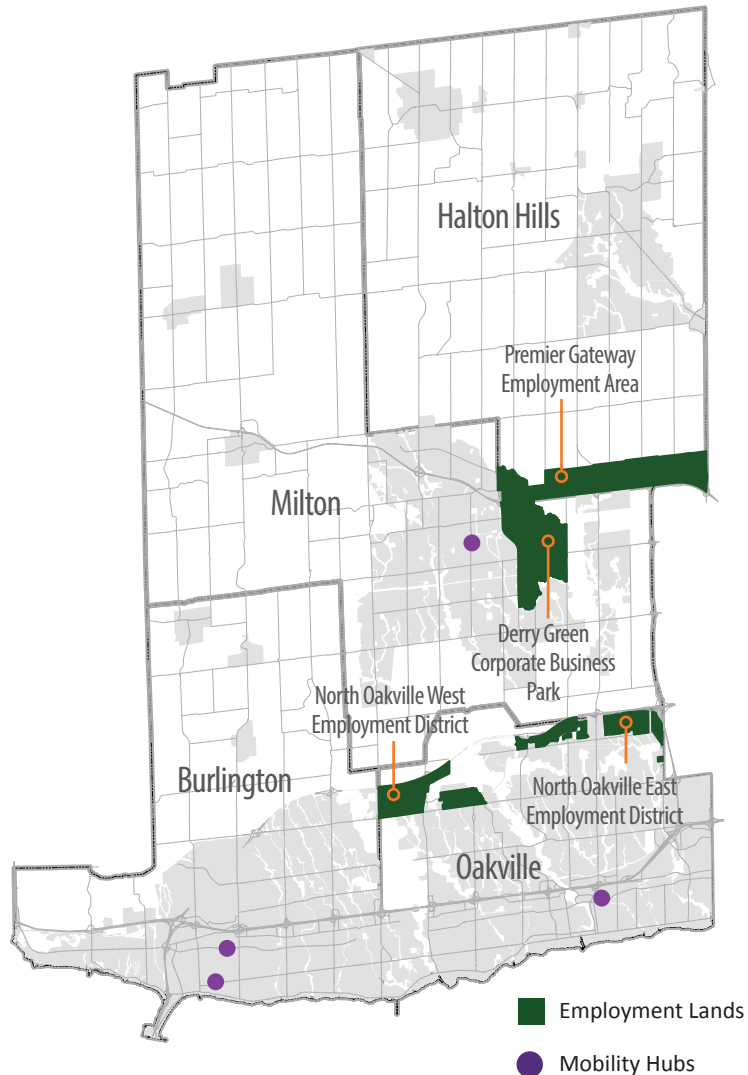


For more detailed statistics, visit or sign-up for our [DataInsights blog](#)

halton.ca/datacentre



The Region's *Building a Better Halton Plan* will invest \$4.1B* over 10-years on capital infrastructure projects that will help attract new businesses, support business expansion and keep Halton a premier location to live and work.



Servicing Highlights

Derry Green Business Park (Milton)

Servicing underway and expected for completion in 2018.

Over 4M SF of non-residential development plans under consideration.

Draft approval by Milton on two industrial subdivisions.

Premier Gateway Employment Area (Halton Hills)

Area Servicing Plan (ASP) for Phase 2, Secondary Plan and Subwatershed Study underway and expected for completion in 2018.

Toronto Premium Outlets planning 150,000 SF expansion in the near future.

Over 2M SF of industrial space completed, featuring companies such as Bradford White and Kraft Heinz.

North Oakville (East and West) Employment District (Oakville)

Secondary Plans and ASP's approved for both employment districts.

North Oakville West has a draft plan submission for a 75.13 ha development.

Mobility Hubs

Halton Region is providing improved connectivity and increased development in strategic growth areas. Four mobility hubs are planned. The Region is currently evaluating effective investments to support transit service, mobility operations and strategic development within these nodes.

Learn more at

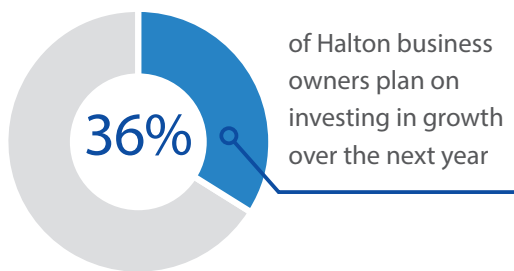
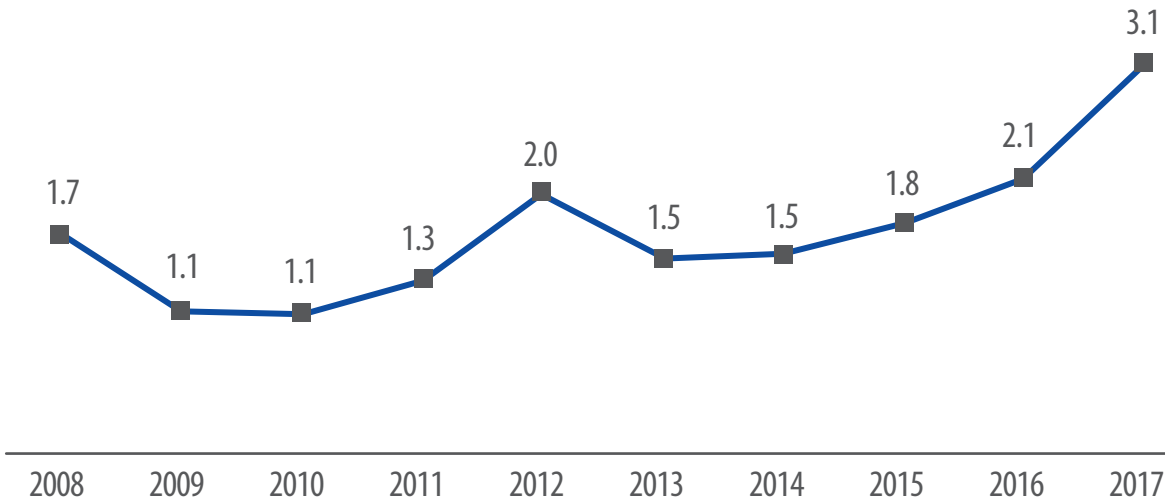
halton.ca/businessparks

* 2017-2026 capital expenditures as per 2017 Halton Budget and Business Plan

Development Activity



Halton total construction value 2008–2017 (\$ billions)



For detailed development statistics, visit

halton.ca/datacentre

Sources: Statistics Canada, Building Permits Survey; Local Municipal Building Departments; Halton Business Conditions Survey 2017

Top Developments

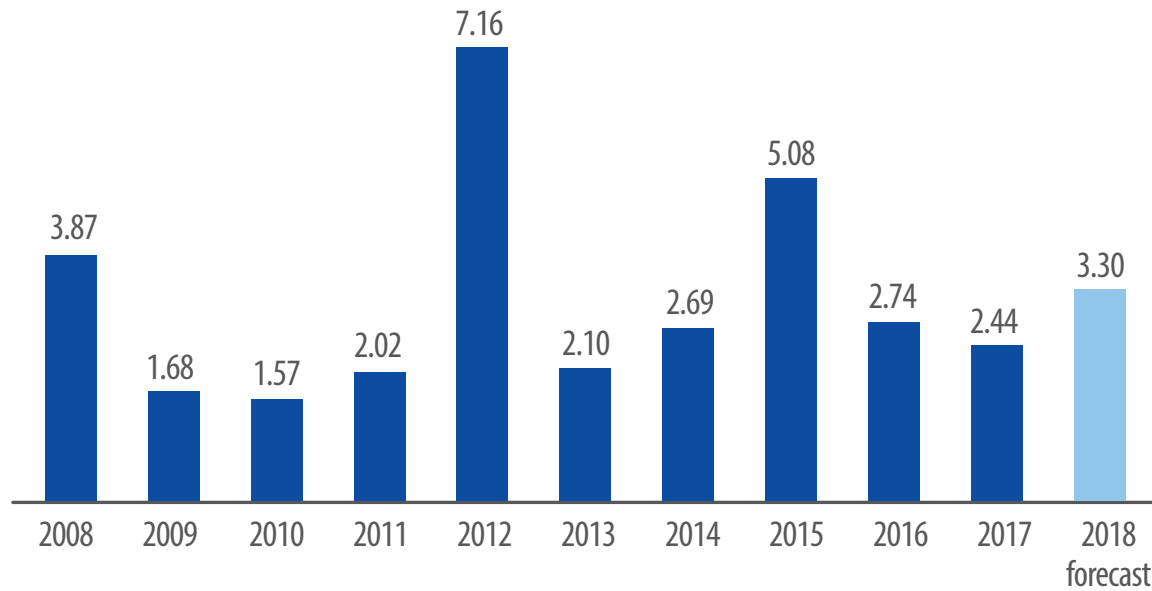
- \$43.6M – Toronto Premium Outlets – new parking garage, Halton Hills
- \$42.0M – Metrolinx – new communications building at Oakville GO Station, Oakville
- \$31.5 – Joseph Brant Memorial Hospital – building alterations, Burlington
- \$21.6M – Parkway Logistics Centre – industrial warehouse alterations, Halton Hills
- \$17.3M – Triovest Building – industrial warehouse alterations, Halton Hills
- \$15.5M – Courtyard by Marriott – new hotel, Burlington
- \$15.2M – VersaCold Logistics Services – distribution centre alterations, Milton
- \$12.5M – Oakwoods Business Park – new multi-use building, Oakville



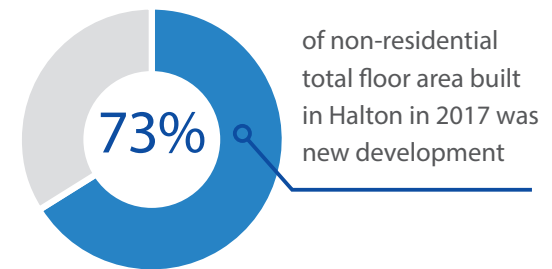
2017 was a record-breaking year in construction across Halton, reaching \$3.1B!

Over the last decade, Halton averaged 9% annual growth in residential and non-residential construction.

Halton non-residential total floor area (TFA) built 2008–2017 (million sf)



Total floor area built (sf)		
	2017 sf Built	Growth 2016–2017
Industrial	937,083	-17%
Office	315,319	0%
Retail	349,019	-19%
Other*	837,684	-9%
Total non-residential	2,439,105	-11%



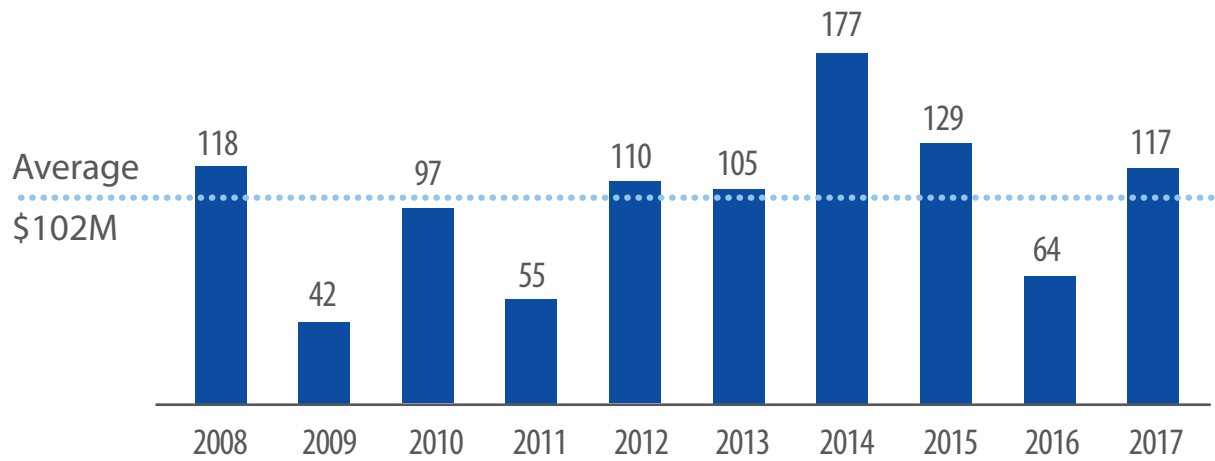
*Including institutional

Source: Halton Region, Non-Residential Development Charges Database

Learn more at

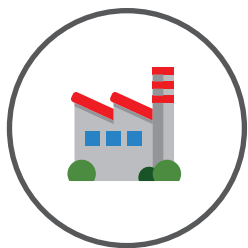
halton.ca/datacentre

Halton industrial construction value 2008–2017 (\$ millions)



\$117.4M

Total value of new industrial construction in 2017



937,083 sf

Total industrial floor area built in 2017



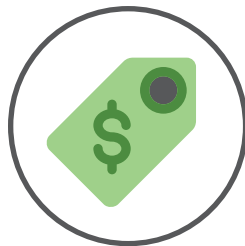
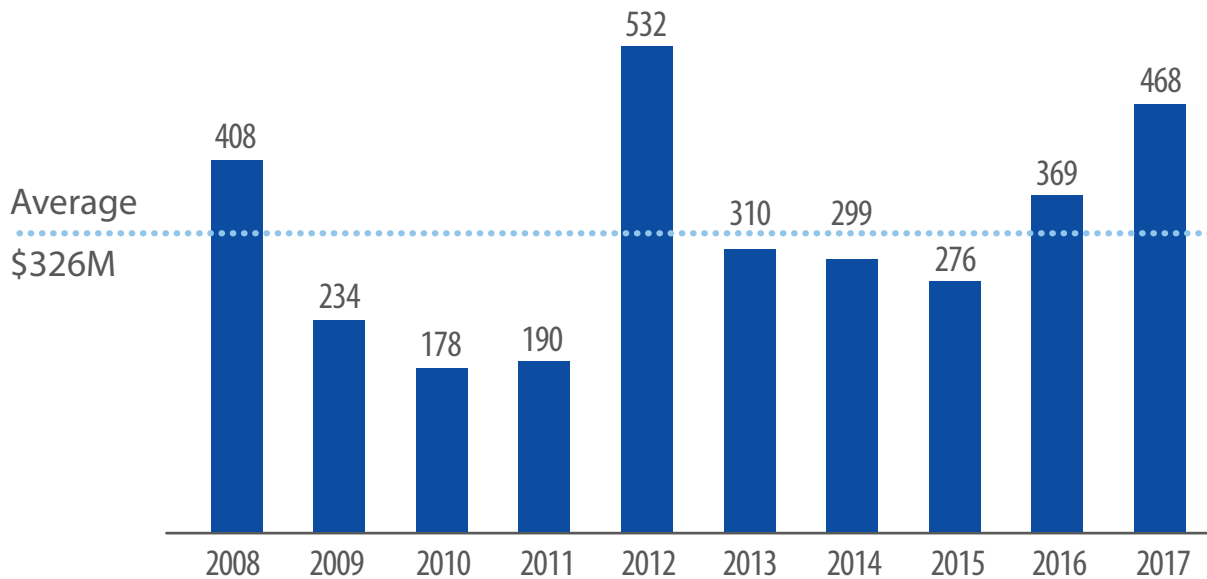
Industrial building construction across Halton exceeded its 10-year average in 2017, reaching over \$117M.

Over the last decade, Halton averaged 17% annual growth in industrial construction.

For a complete listing of industrial developments over \$1M, please visit

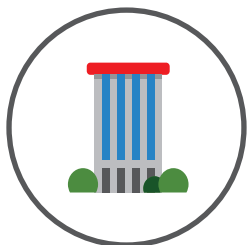
halton.ca/datacentre

Halton commercial construction value 2008–2017 (\$ millions)



\$467.8M

Total value of new commercial construction in 2017



664,338 sf

Total commercial floor area built* in 2017 – 47% of which was office space

*Includes office and retail

Source: Statistics Canada, Building Permits Survey; Halton Region Non-Residential DC Database

Commercial building construction across Halton reached its second highest recorded levels in 2017.

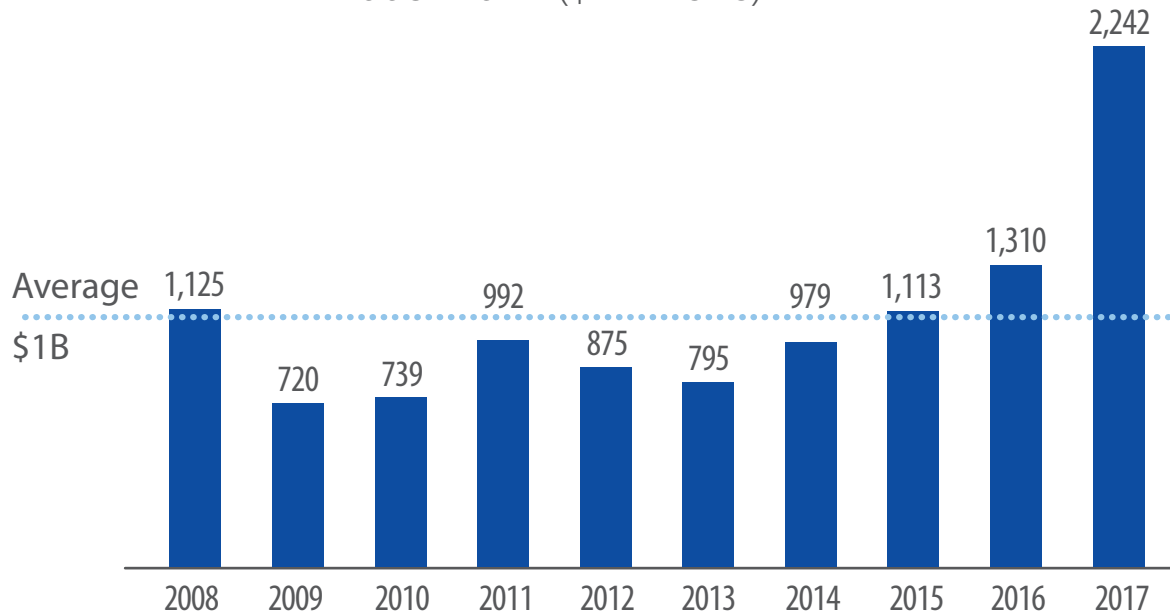


Over the last decade, Halton averaged 14% annual growth in commercial construction.

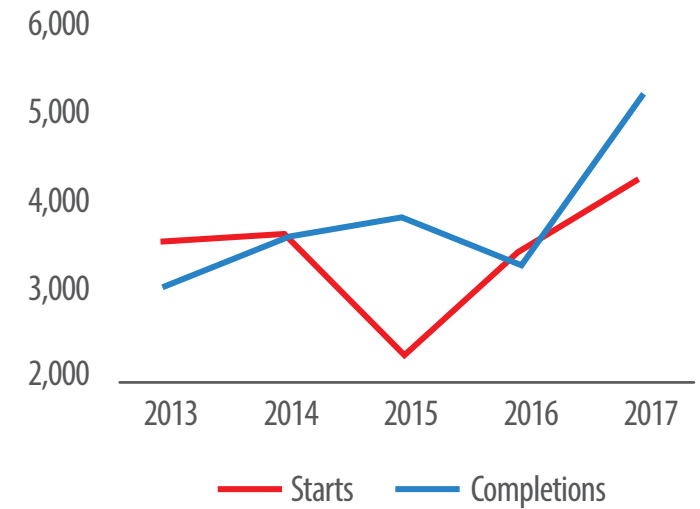
For a complete listing of commercial developments over \$1M, please visit

halton.ca/datacentre

Halton residential construction value
2008–2017 (\$ millions)



Halton housing starts and completions 2013–2017



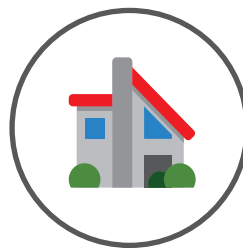
\$2.2B

Total value of residential construction in 2017



71%

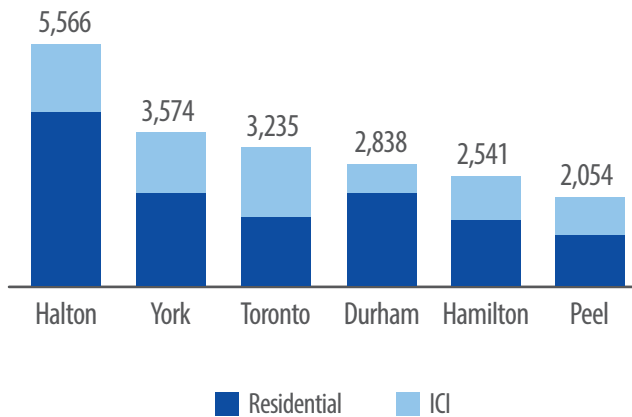
Growth in residential construction value (2016-2017)



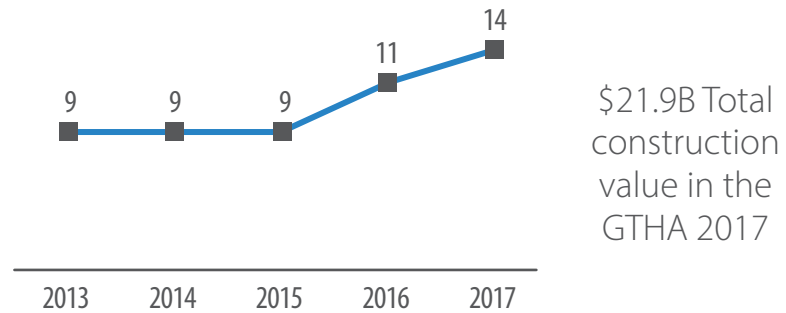
5,721

Residential permits issued in 2017—80% higher than 2016

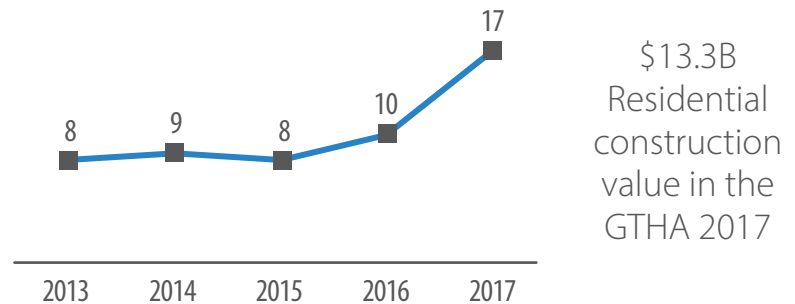
GTHA comparison of total construction value in 2017
(\$ per capita*)



Halton's market share of total GTHA building permit construction value (%)



Halton's market share of residential GTHA building permit construction value (%)



Source: Statistics Canada, Building Permits Survey and 2016 Census; City of Hamilton Building Department

*2016 population count from Statistics Canada Census

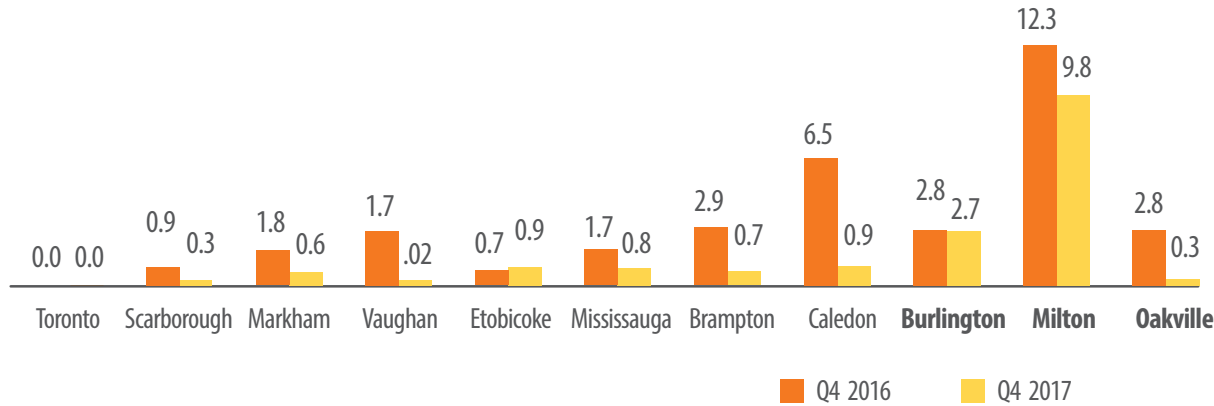


Per capita, there was more construction occurring across Halton last year than anywhere else in the Greater Toronto and Hamilton Area (GTHA) markets!

Real estate market



GTA industrial market vacancy rates (%), Q4 2016–Q4 2017



Average net rent
Q4 2017 (per sf)

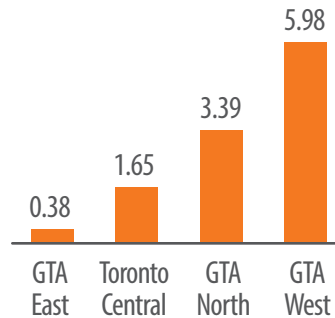
\$6.54

Halton*

\$6.42

GTA

GTA industrial market absorption
2017 (millions sf)



With a strong absorption rate that continues to reflect investment in the GTA West, Halton vacancy rates remain healthy, showing available product for growing sectors.

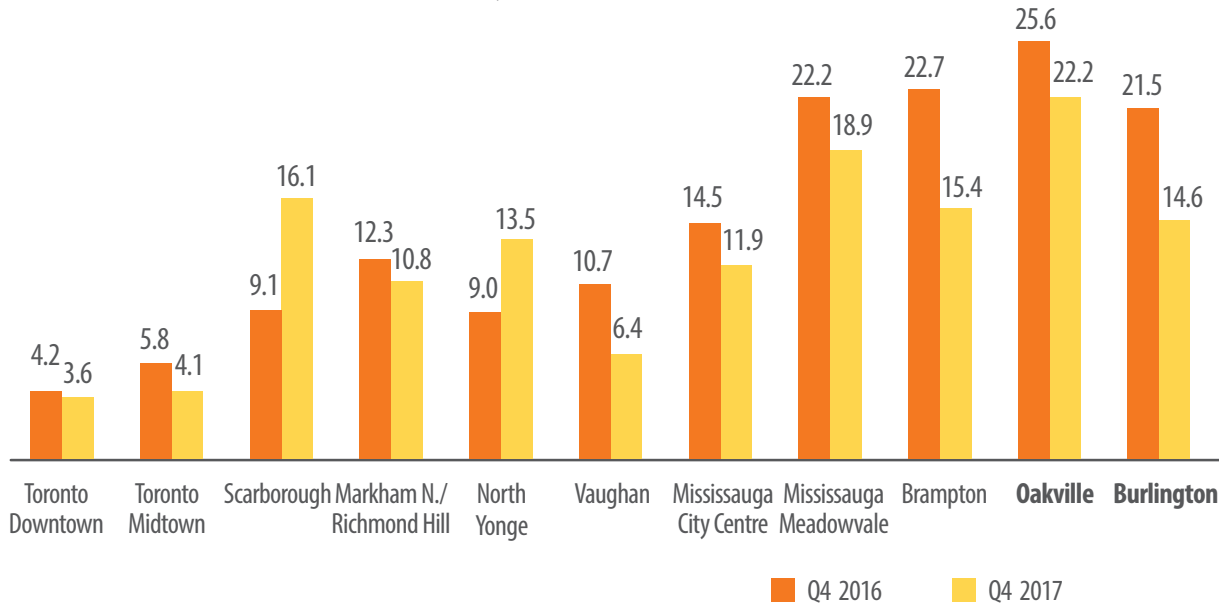
Contact us to find out more

ecdev@halton.ca

Source: CBRE Ltd., MarketView Q4 2017

* Representing Burlington, Milton and Oakville.

GTA office market vacancy rates (%), Q4 2016–Q4 2017



Average net rent
Q4 2017 (per sf)

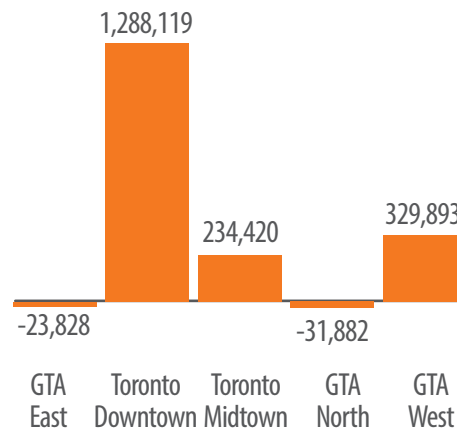
\$17.33

Halton*

\$17.77

GTA

GTA office market absorption,
2017 (sf)



Source: CBRE Ltd., MarketView Q4 2017
*Representing Burlington and Oakville

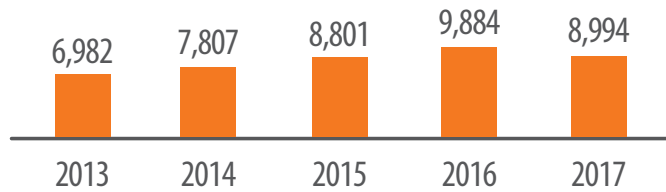


2017 proved to be a strong year in Halton's office market, with Oakville achieving the highest positive absorption tally for a single year since 2008.

For more information, visit

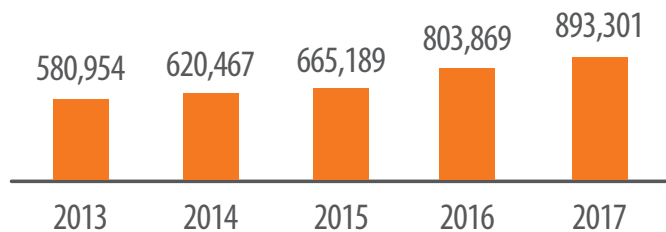
halton.ca/siteselection

Halton housing sales 2013–2017



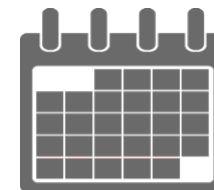
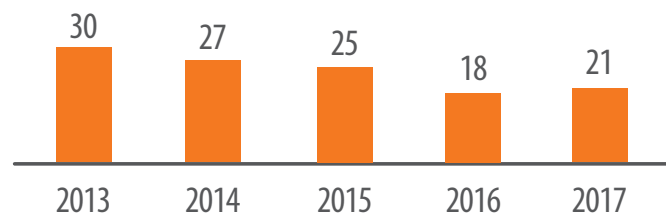
29% increase in housing sales over the past five years

Halton average home price 2013–2017 (\$)



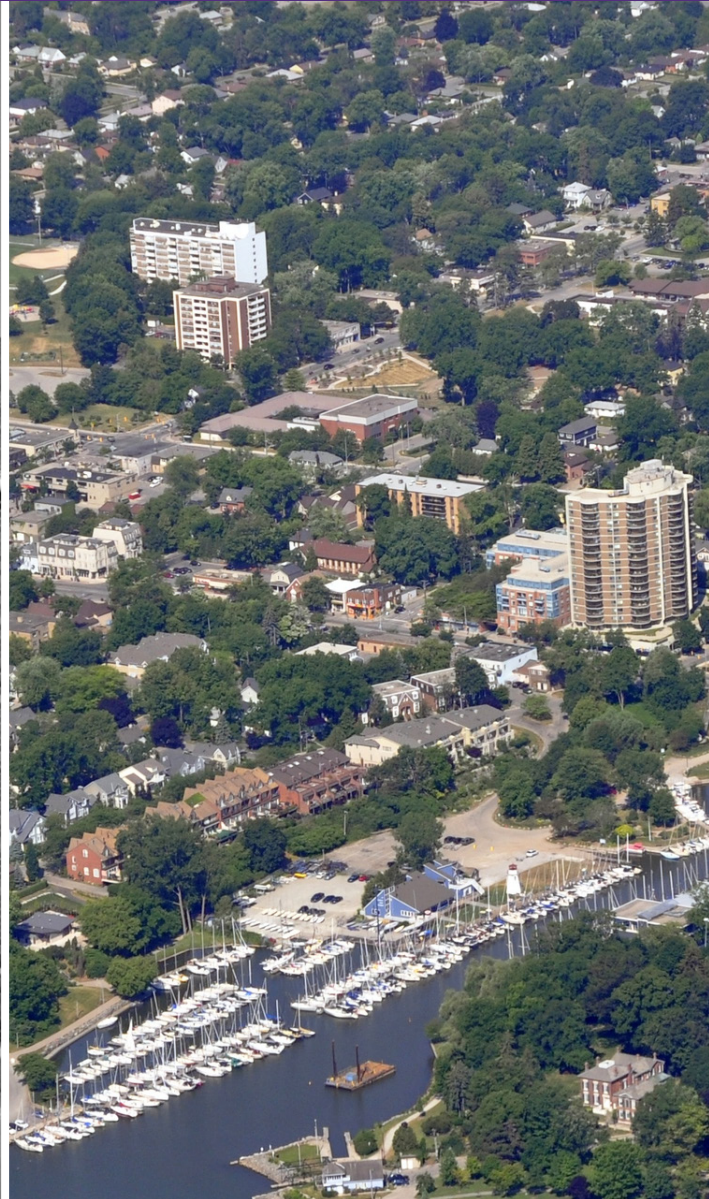
54% increase in average home price over the past five years

Halton housing average days on market

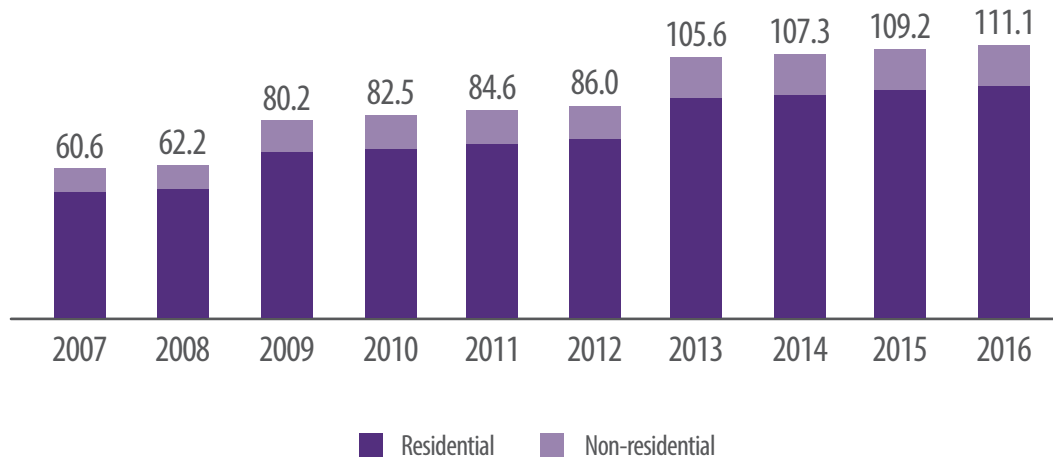


-29% decrease in average number of days housing is listed on the market over the past five years

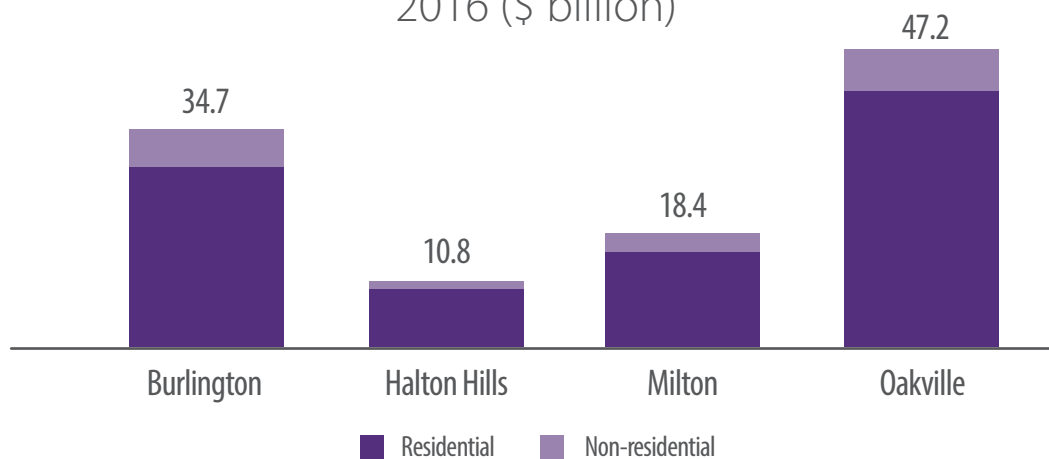
Competitiveness



Halton total property assessment value
2007–2016 (\$ billion)



Total property assessment value across Halton,
2016 (\$ billion)



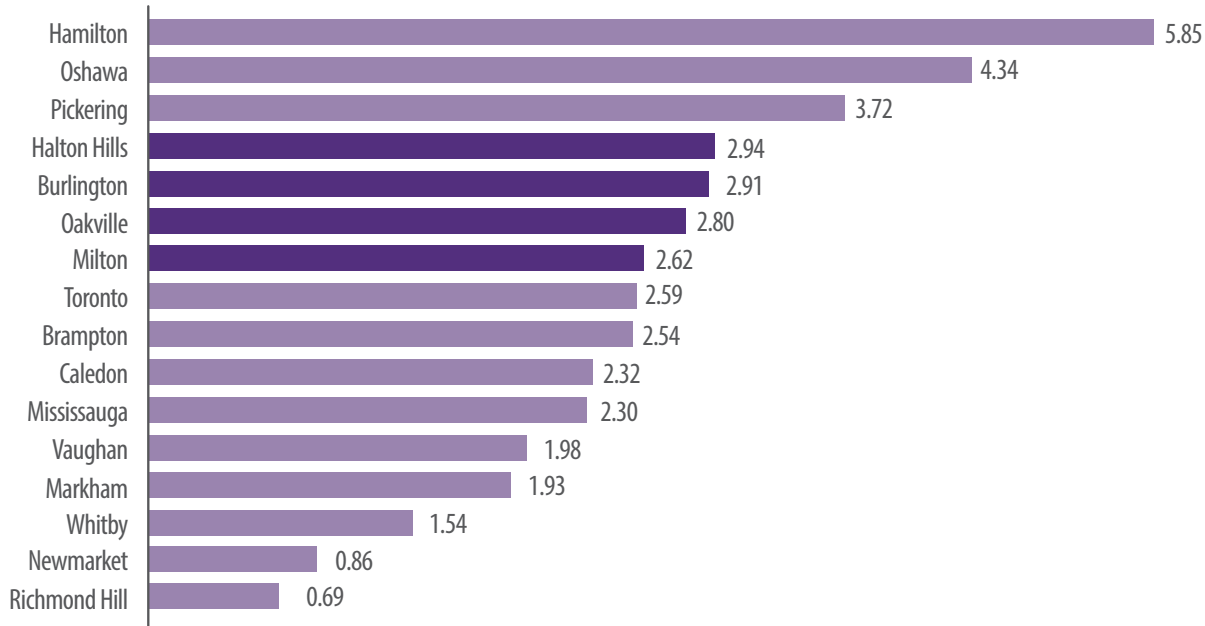
Source: Ontario Ministry of Municipal Affairs, Financial Information Returns

15% of Halton’s total assessment base in 2016 was non-residential development, including industrial, commercial and institutional.

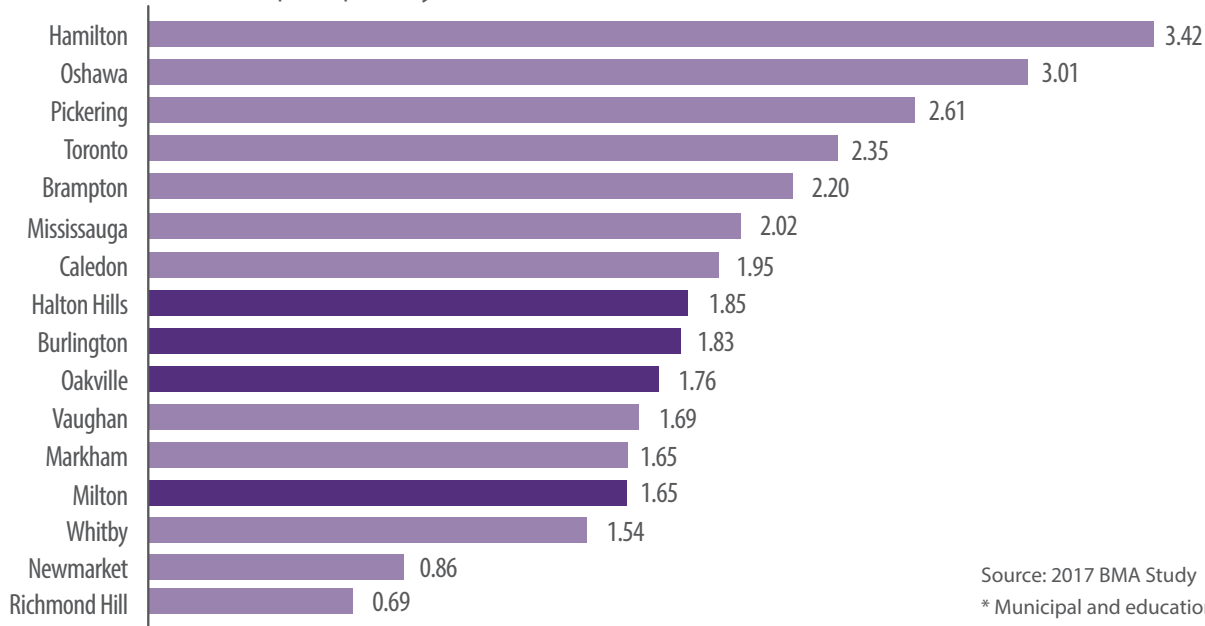


Halton Region plans for the development of investment-ready employment lands to balance growth between residential and non-residential property classes.

Industrial property tax rates 2017 (% of taxable assessment)



Commercial property tax rates 2017 (% of taxable assessment)



Source: 2017 BMA Study
* Municipal and education

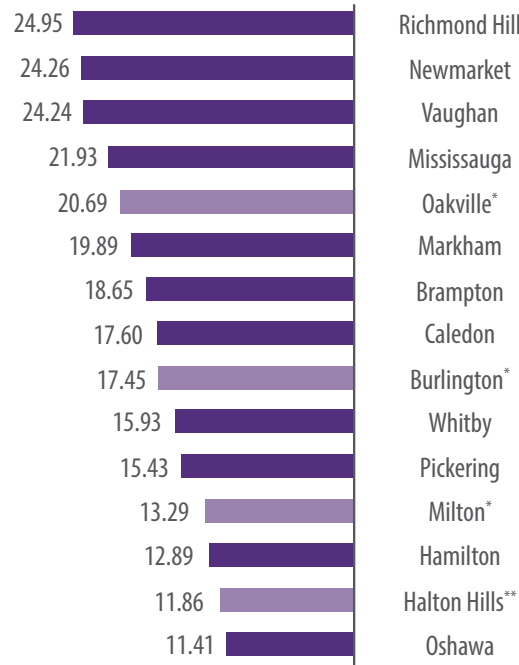


Halton continues to maintain competitive tax rates for both industrial and commercial developments.

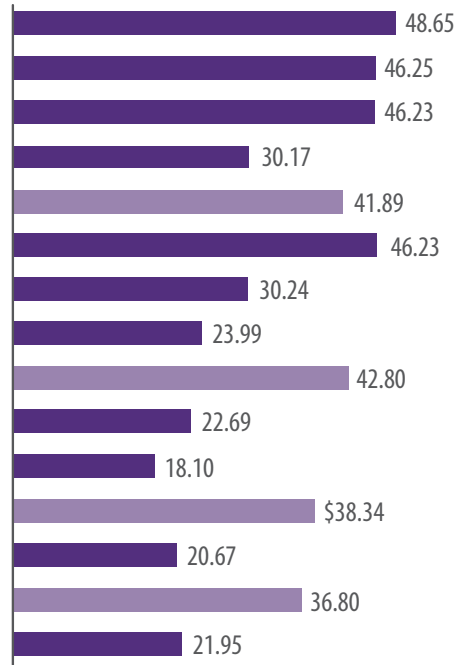
Contact us to find out more about property tax rates

ecdev@halton.ca

Industrial development charge rates across select GTHA municipalities, 2017 (\$/sf)



Commercial development charge rates across select GTHA municipalities, 2017 (\$/sf)



Source: BMA Municipal Study 2017 & Regional Municipality of Halton

*Built boundary rates as of September 1, 2017. Applies to non-retail (industrial and office)

**Built boundary rates as of September 1, 2017. Applies to non-retail (industrial only)

Source: BMA Municipal Study 2017 & Regional Municipality of Halton

*Built boundary rates as of September 1, 2017. Applies to commercial retail.

Halton Region's greenfield development charge rates as of September 1, 2017 (per sf)		
	Retail	Non-retail
Burlington	\$46.29	\$20.93
Halton Hills	\$40.29	\$15.35
Milton	\$42.00	\$16.86
Oakville	\$45.38	\$24.17



Halton Region remains competitive by maintaining a balanced approach to development charges and tax rates.

Halton Region's annual Chamber Networking Event & Trade Show was a great success with over

300 attendees!



Milton Education Village Innovation Centre and Amazon co-hosts workshop on emerging use of robotics and automation.

Halton partners with the Towns of Oakville and Halton Hills to host China Business Forum.



BEDC launches Burlington's TechPlace, a one-stop shop for tech companies looking to start and grow.



Halton Hills hosts China Sister-City delegation and celebrates a week-long Wenjiang Festival.

Town of Oakville signs Memorandum of Understanding with the Districts of Pengzhou and Futian China for friendship and business development.



Oakville hosts the Ontario Auto-Mayors meeting to hear from a panel of NAFTA experts.

American Chamber of Commerce in Canada (AmCham) hosts cross-border speakers' panels and networking events in Halton.



Halton hosts the Toronto Real Estate Board's (TREB) Commercial Development Real Estate Forum highlighting office and industrial real estate opportunities in the region to the real estate and development community.



Halton Region launches the Halton Global Business Centre (GBC) to help Halton-based small and medium-sized businesses scale up and GO Global!



EDOs from Halton, Oakville and Halton Hills showcase the Region at RealtorQuest, Canada's largest real estate trade show.

Accelerate to International Markets (AIM) series provides practical information to potential exporters.

Halton partners with Haltech to host the Halton Futures Innovation Summit, bringing together leaders and practitioners in the medical technologies and healthcare fields.



Halton Region Economic Development and its Local Municipal Partners undertook a number of key initiatives throughout 2017 to attract new investment to the Region, assist our business community and grow our strong and innovative economy!

Halton's Economic Development team offers a one-stop shop for businesses of all sizes and stages of growth.



Complimentary services and information include:

- Investment assistance
- Site visits and tours
- Expansion and relocation assistance
- Online data centre
- Business networks
- Events and seminars
- Halton Global Business Centre
- Small Business Centre
- Tourism

For more information about Halton or to get connected to opportunities,
contact Halton's economic development team:

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