

Appendix A: Competitive Position

Development Charges (DCs)

Oakville's commercial DCs remain highly competitive from a cost perspective. When benchmarked against surrounding Greater Toronto Area (GTA) municipalities, Oakville ranks within the top three in the cost comparison. Oakville's industrial DC rates are also competitive, the town's cost per square foot ranks within the top five of municipalities reviewed.

Municipality	2024 Industrial		2024 Office/Non-retail	
	\$ per sq. ft.	Rank	\$ per sq. ft.	Rank
Halton (Built Boundary)				
Oakville	\$29.91	5	\$29.91	3
Burlington	\$30.65	8	\$30.65	4
Halton Hills	\$21.42	1	\$28.29	2
Milton	\$23.62	2	\$23.62	1
Peel				
Brampton	\$30.30	7	\$44.46	10
Caledon	\$32.60	10	\$39.08	6
Mississauga	\$36.56	11	\$46.00	11
Toronto				
Toronto	\$74.85	18	\$74.85	18
York				
Aurora	\$37.59	12	\$37.59	5
Markham	\$52.72	16	\$52.72	12
Newmarket	\$39.38	13	\$39.38	7
Richmond Hill	\$44.28	15	\$44.28	9
Vaughan	\$57.74	17	\$57.74	15
Whitchurch-Stouffville	\$41.11	14	\$41.11	8
Durham				
Ajax	\$31.68	9	\$54.67	14
Oshawa	\$29.19	3	\$62.48	16
Pickering	\$30.11	6	\$53.10	13
Whitby	\$29.50	4	\$73.25	17

Source: Various municipal websites, including DCs indexed in June, July, August, and November 2024. DCs are ranked from 1 (most competitive) to 18 (least competitive); Additional or area-specific charges may apply in some municipalities.

Tax Rates

Oakville's commercial property tax rate remains highly competitive, ranking within the top five when compared to surrounding municipalities in the GTA. Oakville's industrial tax rate remains relatively less competitive, but still within the top ten of surrounding municipalities in the GTA.

Municipality	Industrial		Commercial	
	Per cent (%)	Rank	Per cent (%)	Rank
Halton				
Oakville	2.22%	9	1.71%	5
Burlington	2.48%	13	1.88%	10
Halton Hills	2.65%	14	1.85%	9
Milton	2.18%	8	1.68%	4
Peel				
Brampton	2.28%	11	2.11%	12
Caledon	2.24%	10	1.94%	11
Mississauga	2.16%	7	2.15%	13
Toronto				
Toronto	2.29%	12	2.23%	14
York				
Aurora	1.99%	5	1.78%	7
Markham	1.85%	3	1.58%	1
Newmarket	2.05%	6	1.83%	8
Richmond Hill	1.80%	1	1.63%	2
Vaughan	1.80%	1	1.63%	2
Whitchurch-Stouffville	1.95%	4	1.74%	6
Durham				
Ajax	3.12%	16	2.49%	16
Oshawa	3.84%	18	2.83%	18
Pickering	3.05%	15	2.43%	15
Whitby	3.13%	17	2.49%	16

Source: Various municipal websites; 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 is more costly than over half of the GTA municipalities reviewed, at \$380 per square foot.

Municipality	Average Asking Sale Price (per sq. ft.)	Rank
Halton		
Oakville	\$380.32	13
Burlington	\$289.74	6
Halton Hills	\$283.69	5
Milton	\$344.00	9
Peel		
Brampton	\$366.14	12
Caledon	\$404.92	14
Mississauga	\$366.05	11
Toronto		
Toronto	\$458.00	18
York		
Aurora	\$360.28	10
Markham	\$445.63	17
Newmarket	\$309.61	8
Richmond Hill	\$407.63	15
Vaughan	\$443.86	16
Whitchurch-Stouffville	\$301.97	7
Durham		
Ajax	\$272.51	4
Oshawa	\$211.41	1
Pickering	\$258.53	3
Whitby	\$240.65	2

Source: CBRE Toronto Industrial Statistical Summary, Q4 2024; ranked from 1 (most competitive) to 18 (least competitive)