

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).

Municipality	2020 Industrial		2020 Office/Non-retail	
	\$ per sq. ft.	Rank	\$ per sq. ft.	Rank
HALTON (Built Boundary)				
Halton Hills	\$13.15	1	\$17.33	2
Milton	\$14.76	2	\$14.76	1
Burlington	\$18.56	7	\$18.56	3
Oakville	\$20.90	9	\$20.90	4
PEEL				
Brampton	\$21.20	10	\$33.87	15
Caledon	\$20.77	8	\$27.90	8
Mississauga	\$24.39	11	\$33.59	14
TORONTO				
Toronto	\$41.26	18	\$41.26	18
YORK				
Aurora	\$29.33	12	\$29.33	9
Newmarket	\$31.43	14	\$31.43	11
Richmond Hill	\$30.92	13	\$30.92	10
Whitchurch-Stouffville	\$31.43	15	\$31.43	12
Markham	\$35.90	16	\$35.90	16
Vaughan	\$39.47	17	\$39.47	17
DURHAM				
Pickering	\$15.08	3	\$24.29	5
Oshawa	\$15.87	4	\$32.22	13
Whitby	\$16.03	5	\$25.24	6
Ajax	\$17.74	6	\$26.95	7

Source: Various municipal websites January 2021.

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 also 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
Milton	2.17%	9	1.52%	1
Oakville	2.26%	12	1.58%	4
Burlington	2.37%	13	1.66%	6
Halton Hills	2.41%	14	1.68%	8
PEEL				
Mississauga	2.09%	7	1.90%	12
Caledon	2.09%	8	1.81%	11
Brampton	2.24%	10	1.98%	13
TORONTO				
Toronto	2.24%	11	2.17%	14
YORK				
Markham	1.76%	1	1.53%	2
Richmond Hill	1.80%	2	1.56%	3
Vaughan	1.82%	3	1.58%	5
Whitchurch-Stouffville	1.92%	4	1.66%	7
Aurora	1.97%	5	1.70%	9
Newmarket	2.02%	6	1.74%	10
DURHAM				
Pickering	3.09%	15	2.30%	15
Ajax	3.11%	16	2.31%	16
Whitby	3.18%	17	2.36%	17
Oshawa	3.55%	18	2.63%	18

Source: Various municipal websites, January 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 \$1,388 in 2019.

Municipality	Average Land Price (\$000s/acre)	Rank
HALTON		
Halton Hills	\$1,200	5
Burlington	\$1,425	9
Milton	\$1,300	7
Oakville	\$1,525	11
PEEL		
Caledon	\$1,301	8
Mississauga	\$2,005	15
Brampton	\$2,044	16
TORONTO		
Toronto	\$2,200	17
YORK		
Whitchurch-Stouffville	\$1,200	6
Aurora	\$1,575	12
Newmarket	\$1,475	10
Markham	\$2,000	13
Richmond Hill	\$2,000	14
Vaughan	\$2,250	18
DURHAM		
Oshawa	\$675	1
Whitby	\$775	2
Ajax	\$900	3
Pickering	\$975	4

Source: CBRE Toronto Industrial Summary, Q4 2020.

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