

## Low Rise Development – Government Charge Comparison (2018)

## Attachment 4

Government Charge	York Region (Markham)	Halton Region (Oakville)	Simcoe County (Bradford/West Gwillimbury)	City of Toronto	Durham Region (Ajax)	Peel Region (Brampton)
Average new home price	1.2 M	1.2M	570,000	930,000	600,000	655,000
<b>Planning Review Fees</b>	<b>2,922</b>	<b>529</b>	<b>141</b>	<b>2,142</b>	<b>676</b>	<b>1,375</b>
HST	77,189	90,072	46,739	72,505	59,622	60,793
Development Charges	88,424	80,598	35,848	62,232	47,182	86,391
Land Transfer Tax	11,675	13,875	6,475	20,810	8,675	8,875
Total Costs	219,940	232,498	119,999	205,926	146,741	192,889
<b>Percentage Government Costs</b>	<b>18.3</b>	<b>19.4</b>	<b>21.1</b>	<b>22.1</b>	<b>24.5</b>	<b>29.4</b>

Source: Government Charges and Fees on New Homes in the Greater Toronto Area (prepared by Altus Group Economic Consulting)

Note: Planning Fees include Regional and Local Municipal planning fees, and Development Charges (DCs) include Regional, Local and Education DCs

Not all costs are shown

Based on a development with 500 single detached home (36 ft) requiring an Official Plan Amendment, Zoning Bylaw Amendment and Subdivision Approval

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Government Charge	York Region (Markham)	Halton Region (Oakville)	Simcoe County (Bradford/West Gwillimbury)	City of Toronto	Durham Region (Ajax)	Peel Region (Brampton)
Average new home price	532,700	518,800	421,000	750,300	402,600	462,700
<b>Planning Review Fees</b>	<b>984</b>	<b>303</b>	<b>108</b>	<b>1,334</b>	<b>341</b>	<b>611</b>
HST	41,199	39,571	28,117	66,684	26,903	33,001
Development Charges	50,961	38,215	18,067	31,050	23,126	43,891
Land Transfer Tax	5,529	5,251	3,295	18,822	2,927	4,129
Total Costs	159,893	132,048	68,779	164,527	72,597	138,784
<b>Percentage Government Costs</b>	<b>30.0</b>	<b>25.5</b>	<b>16.3</b>	<b>21.9</b>	<b>18.0</b>	<b>30.0</b>

Source: Government Charges and Fees on New Homes in the Greater Toronto Area (prepared by Altus Group Economic Consulting)

Note: Planning Fees include Regional and Local Municipal planning fees, and Development Charges (DCs) include Regional, Local and Education DCs

Not all costs are shown

Based on a 500 condominium apartments requiring official plan amendment, zoning bylaw amendment, site plan and condominium approval.