END OF YEAR
GROWTH REPORT 2018

PDS 21-2019
June 12, 2019
OVERVIEW

1. POPULATION TRENDS
2. BUILDING ACTIVITY
3. HOUSING MARKET
4. BUILDING PERMIT VALUES
POPULATION TRENDS

Strongest growth rate and annual increase in over 20 years

Source: Statistics Canada, Annual Demographic Estimates
POPULATION TRENDS

Growth is dependent on migration

Source: Statistics Canada, Table 17-10-0140-01 Components of population change by census division, 2016 boundaries
POPULATION TRENDS

Age Cohorts contrast by migration type

Source: Statistics Canada. Table 17-10-0140-01 Components of population change by census division, 2016 boundaries
St. Catharines – Niagara CMA to continue aging

• St. Catharines – Niagara is the **oldest** CMA in Ontario and **third** oldest in Canada (**median age is 45.6**)  

• Largest increase in median age in Ontario over the past decade (+3 years)

• Pace of aging likely to increase given **65%** of intraprovincial migrants are over the age of 45

Source: Statistics Canada. Table 17-10-0140-01 Components of population change by census division, 2016 boundaries
BUILDING ACTIVITY

Significant increase in Housing Completions, rebound in Building Permits

Source: CMHC Housing Now Tables (2018), Niagara Region Building Permits (2018)
Density is on the ‘Rise’

Source: CMHC Housing Now Tables (2018), Niagara Region Building Permits (2018)
HOUSING MARKET

Increase in average sale price slows

Average Sale Price

Year

Source: Niagara Association of Realtors, Realtors Association of Hamilton-Burlington
HOUSING MARKET

Change in average sale price greatest in affordable markets

Source: Niagara Association of Realtors, Realtors Association of Hamilton-Burlington
$1.1 billion in projects issued

Top 10 projects by permit value

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Location</th>
<th>Annual Permit Value ($)</th>
<th>Development Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Welland</td>
<td>200 Buchner Road</td>
<td>30,000,000</td>
<td>Industrial</td>
</tr>
<tr>
<td>Niagara Falls</td>
<td>6366 Stanley Avenue</td>
<td>16,000,000</td>
<td>Commercial</td>
</tr>
<tr>
<td>Port Colborne</td>
<td>1555 Elm Street</td>
<td>15,000,000</td>
<td>Industrial</td>
</tr>
<tr>
<td>Fort Erie</td>
<td>2818 House Road</td>
<td>12,500,000</td>
<td>Industrial</td>
</tr>
<tr>
<td>Welland</td>
<td>670 Tanguay Avenue</td>
<td>11,000,000</td>
<td>Institutional/Government</td>
</tr>
<tr>
<td>St. Catharines</td>
<td>221 Glendale Avenue</td>
<td>10,000,000</td>
<td>Commercial</td>
</tr>
<tr>
<td>St. Catharines</td>
<td>89 Meadowvale Drive</td>
<td>8,650,500</td>
<td>Commercial</td>
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<tr>
<td>Fort Erie</td>
<td>2818 House Road</td>
<td>8,000,000</td>
<td>Industrial</td>
</tr>
<tr>
<td>Niagara Falls</td>
<td>6650 Niagara River Parkway</td>
<td>8,000,000</td>
<td>Commercial</td>
</tr>
<tr>
<td>St. Catharines</td>
<td>59 Church Street</td>
<td>8,000,000</td>
<td>Institutional/Government</td>
</tr>
</tbody>
</table>

Source: Statistics Canada, Building Permit Values, 2018 and Niagara Region Building Permits
QUESTIONS?