

END OF YEAR GROWTH REPORT 2018

PDS 21-2019

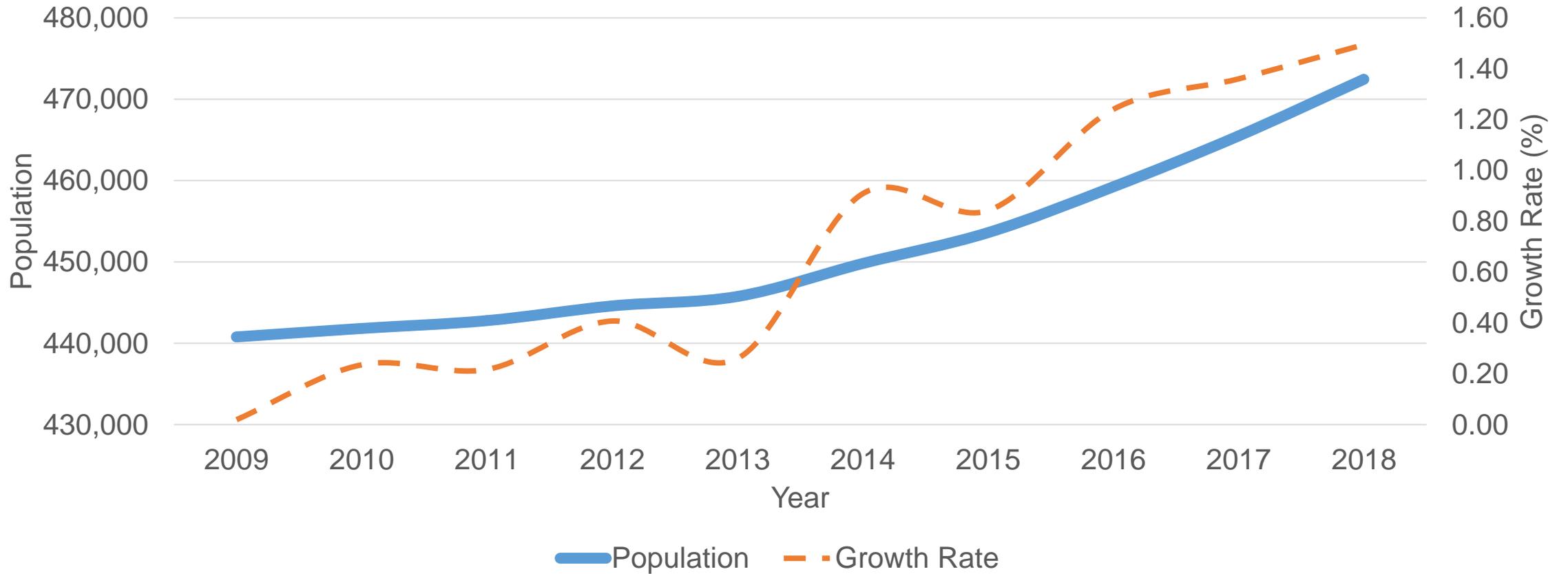
June 12, 2019

OVERVIEW

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

POPULATION TRENDS

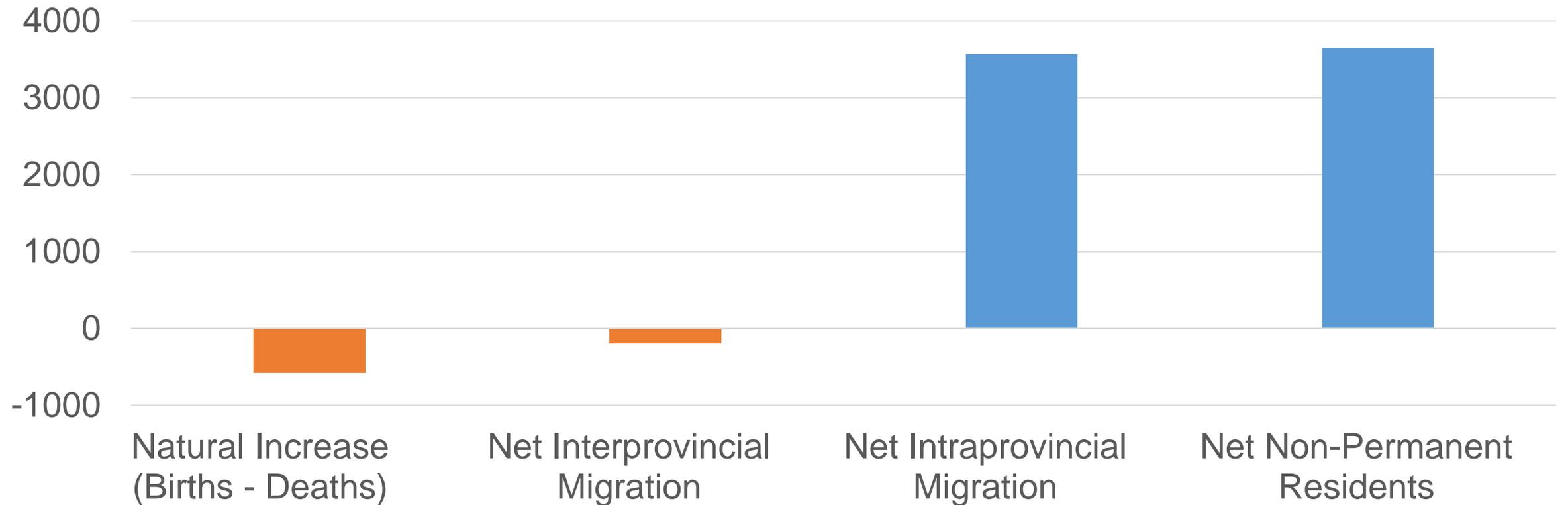
Strongest growth rate and annual increase in over **20** years



Source: Statistics Canada, Annual Demographic Estimates

POPULATION TRENDS

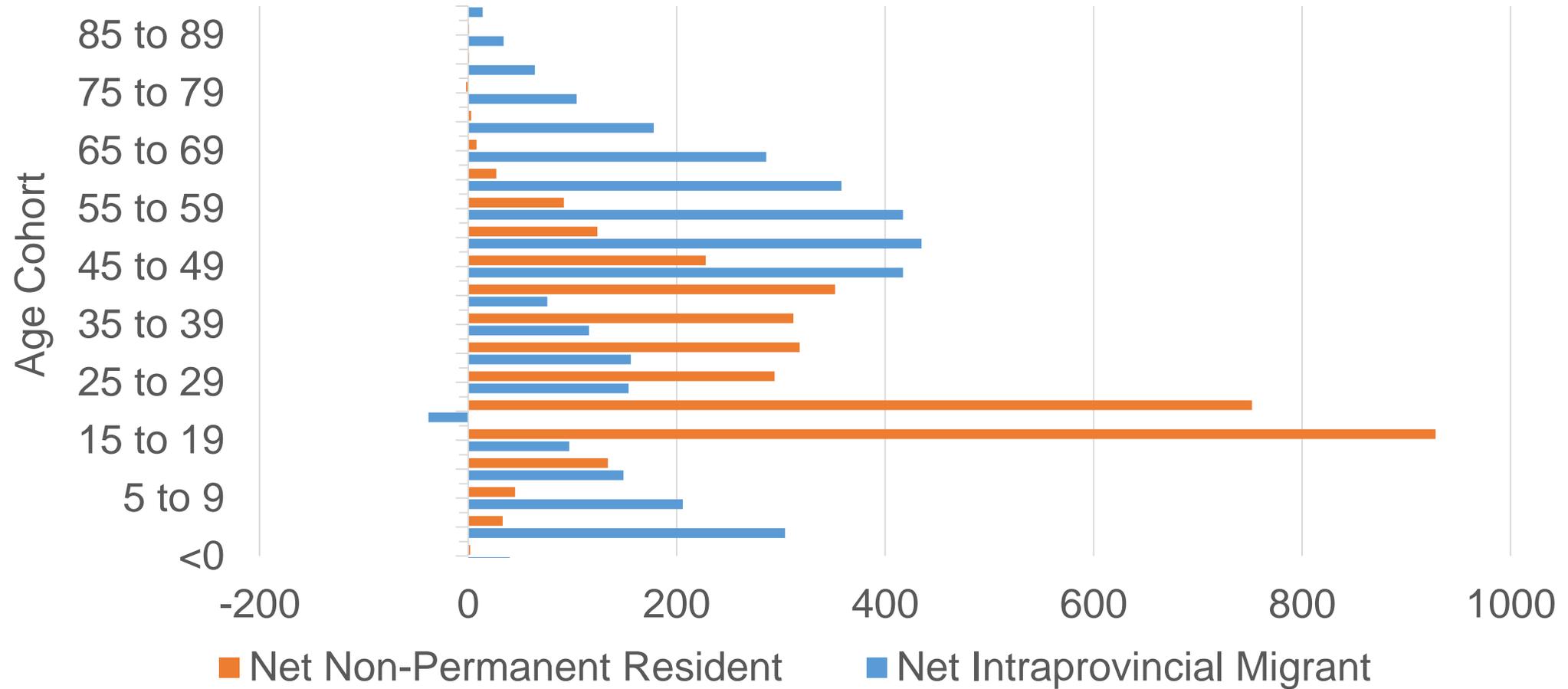
Growth is dependent on migration



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

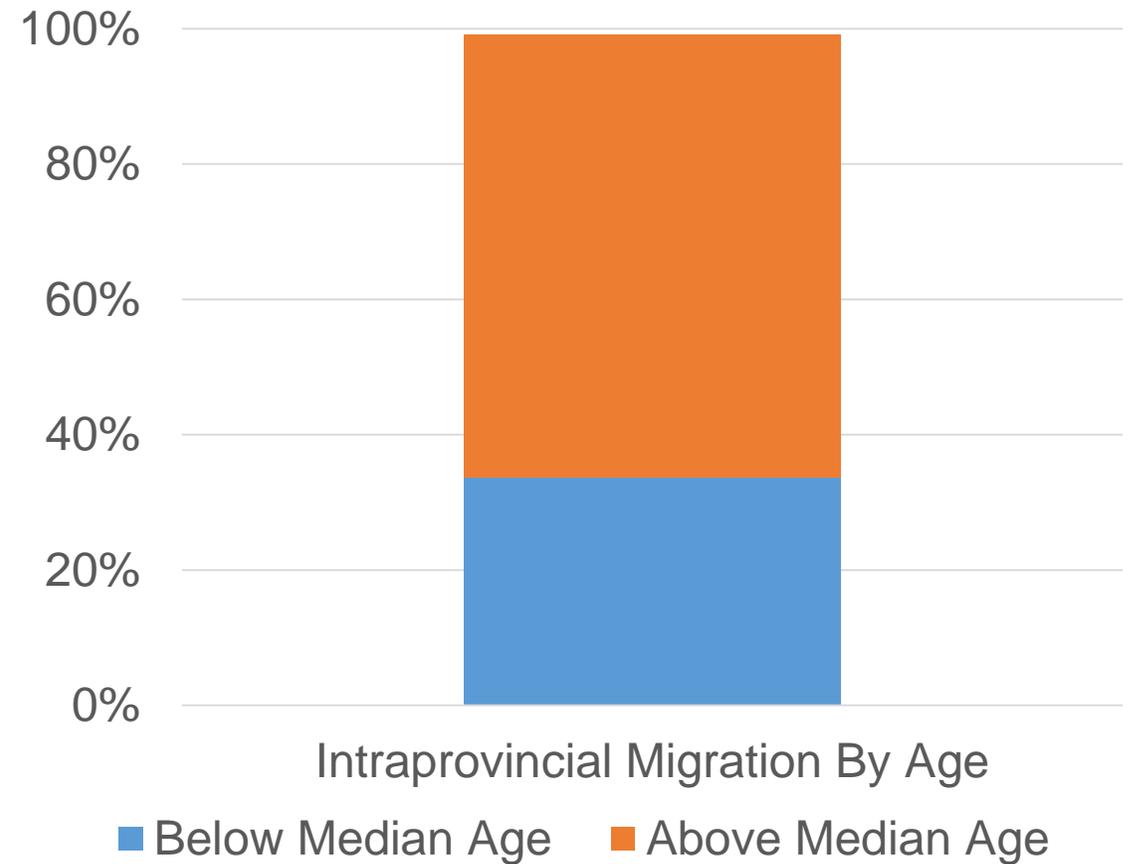


Source: Statistics Canada. Table 17-10-0140-01 Components of population change by census division, 2016 boundaries

POPULATION TRENDS

St. Catharines – Niagara CMA to continue aging

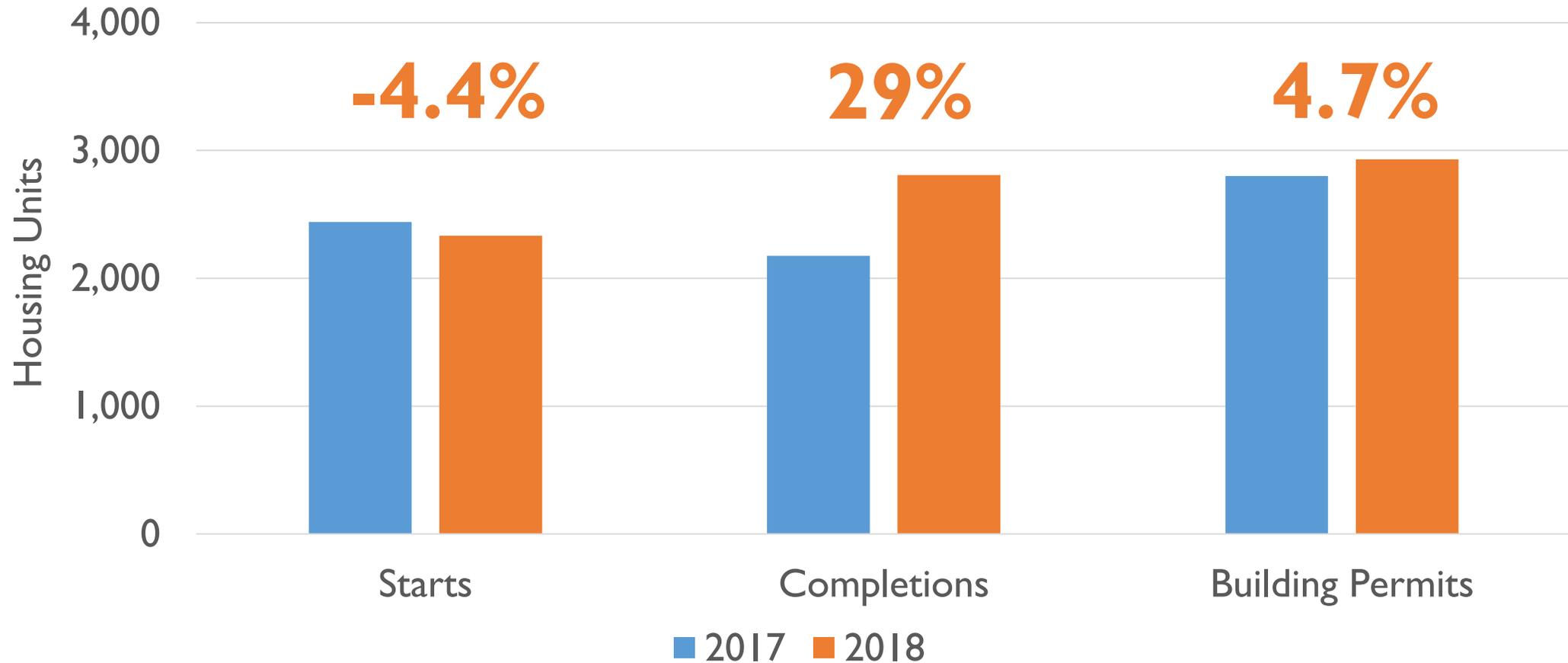
- St. Catharines – Niagara is the **oldest** CMA in Ontario and **third** oldest in Canada (**median age is 45.6**)
- Largest increase in median age in Ontario over the past decade (**+3 years**)
- Pace of aging likely to increase given **65%** of intraprovincial migrants are over the age of 45



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

BUILDING ACTIVITY

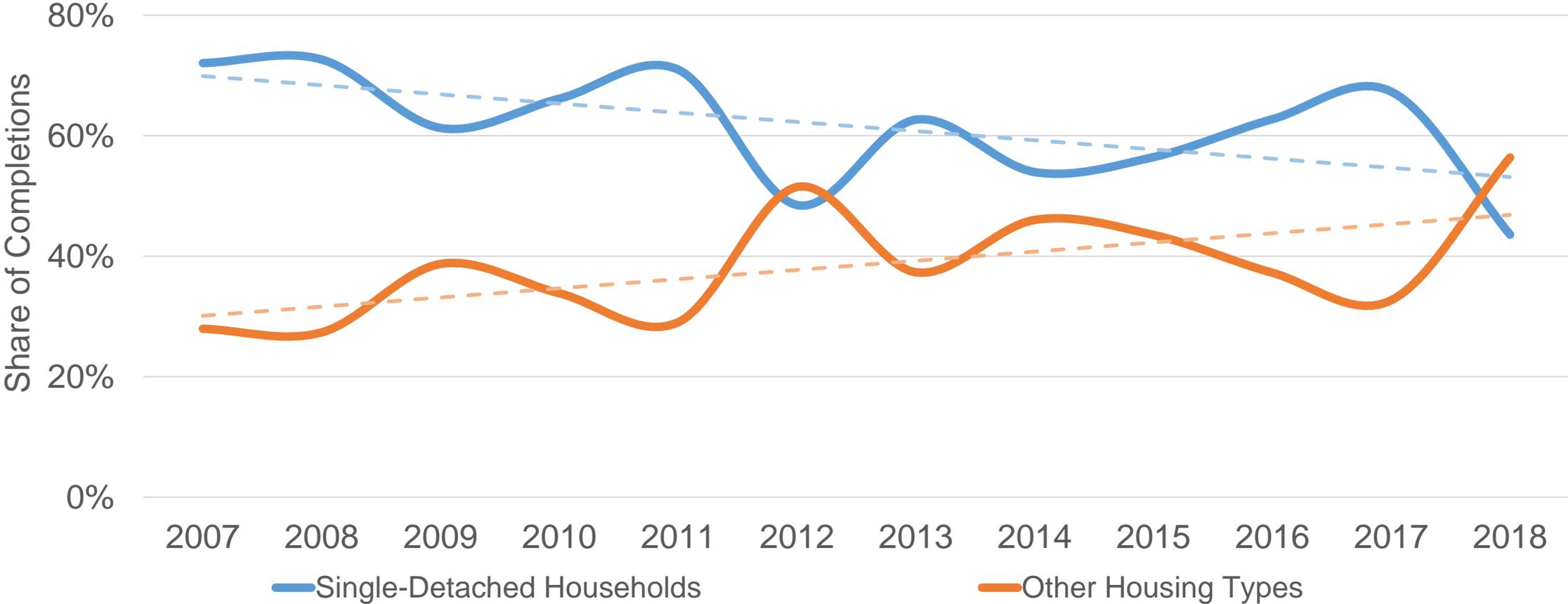
Significant increase in Housing Completions, rebound in Building Permits



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

BUILDING ACTIVITY

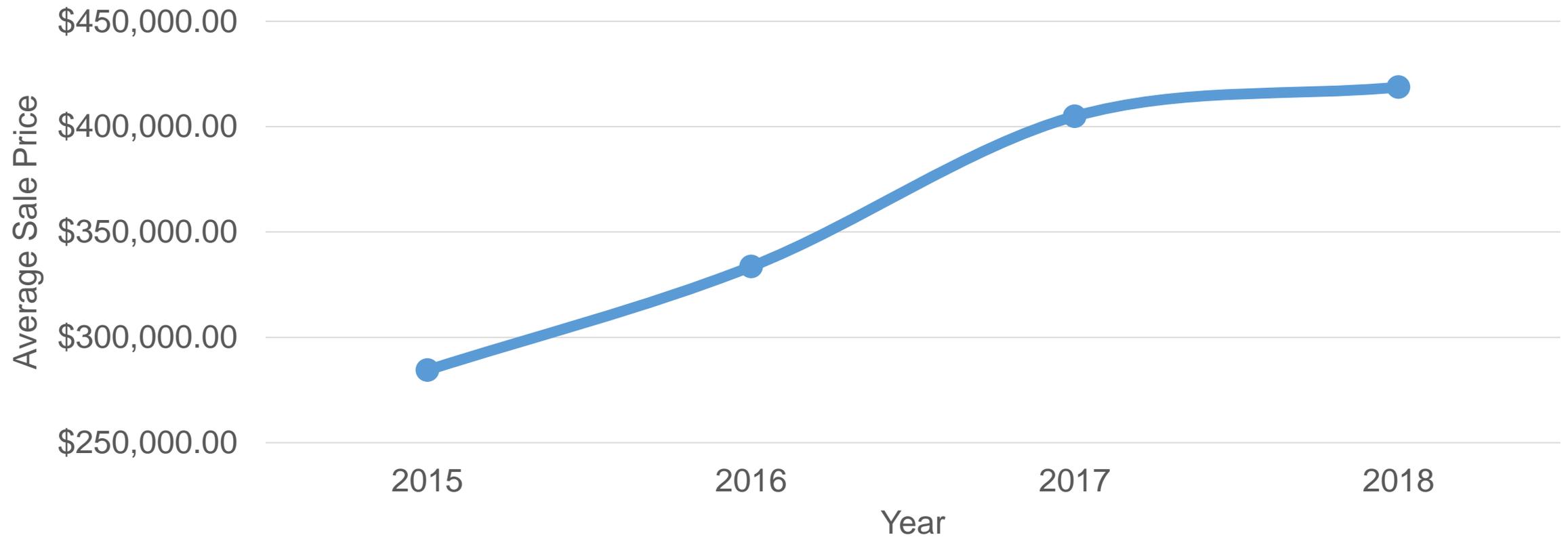
Density is on the 'Rise'



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

HOUSING MARKET

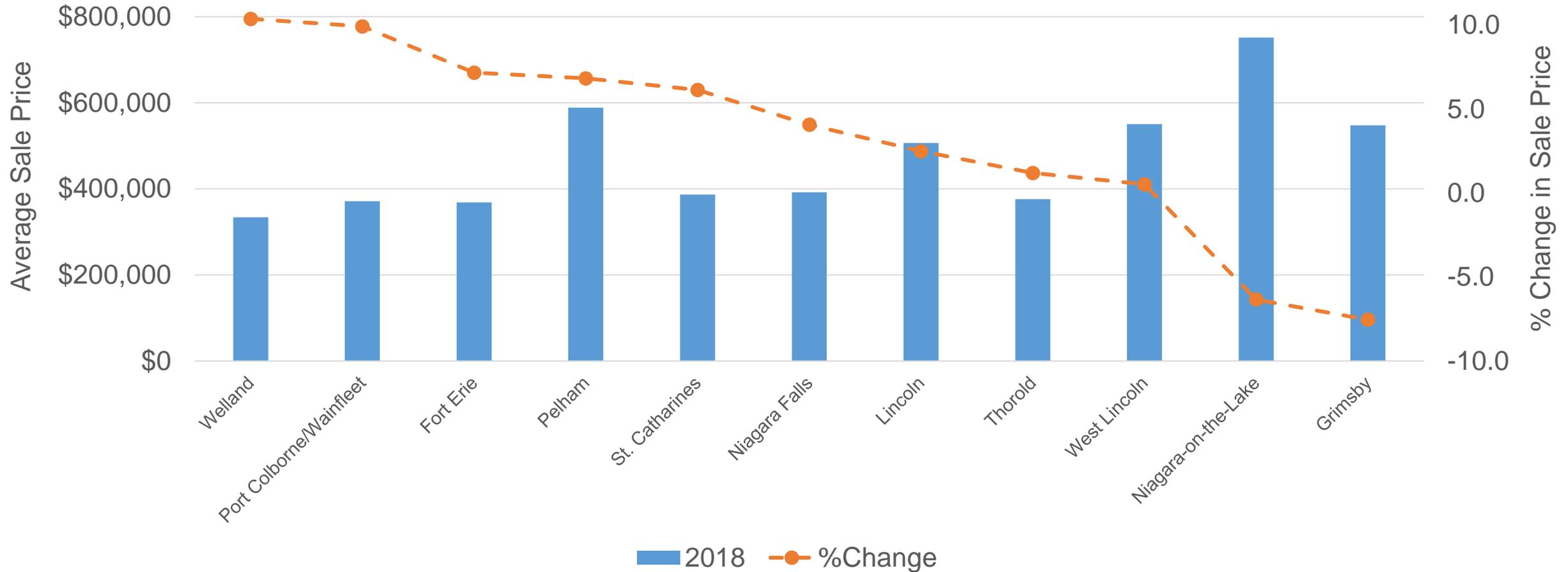
Increase in average sale price slows



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

HOUSING MARKET

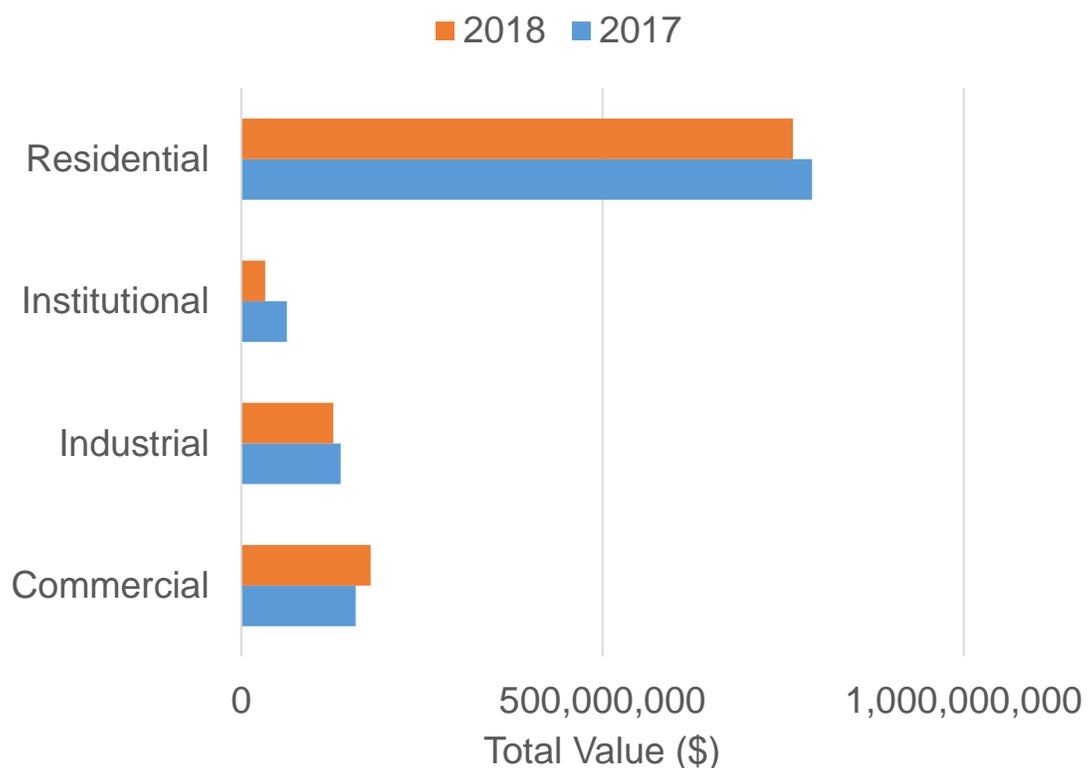
Change in average sale price greatest in affordable markets



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

BUILDING PERMIT VALUES

\$1.1 billion in projects issued



Top 10 projects by permit value

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

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

QUESTIONS?