

# ***BRAMPTON MEANS BUSINESS **NOW*****

**2020 BMA Municipal Study**

**City of Brampton Analysis**

Economic Development

**INVEST*****BRAMPTON***.CA



# ***Table of Contents***

- ☐ **BMA Management Consulting Inc.**
  - General Introduction
- ☐ **Comparison on Relative Taxes (Industrial)**
  - Standard Industrial
  - Large Industrial
- ☐ **Comparison on Relative Taxes (Commercial)**
  - Office
  - Neighbourhood Shopping Centre
  - Hotel
- ☐ **Comparison on Relative Taxes (Residential)**
- ☐ **Comparison on Property Tax Rates**
- ☐ **Tax Assessment Composition**
- ☐ **Water and Wastewater Cost**
  - Water Costs Comparison
  - Wastewater Costs Comparison
  - Water/Wastewater Cost Comparison for Large Industrial Users
- ☐ **Development Charges**
  - Commercial Development Charges
  - Industrial Development Charges
- ☐ **Building Permit Fees**
- ☐ **Description/Definition of Property Classes Used**



# ***BMA Management Consulting Inc.***

BMA has worked with well over 100 municipalities across Canada in the areas of financial analysis, financial policy development, financial performance management, growth forecasting, capital financing plans, operational and organizational effectiveness and long term financial planning

For the past nineteen years, BMA Management Consulting Inc. has annually completed a municipal comparative study on behalf of participating Ontario municipalities. This report brings together a group of indicators to give an overall snapshot for each municipality. The analysis was completed using the most recent information available as provided by the participating municipalities including:



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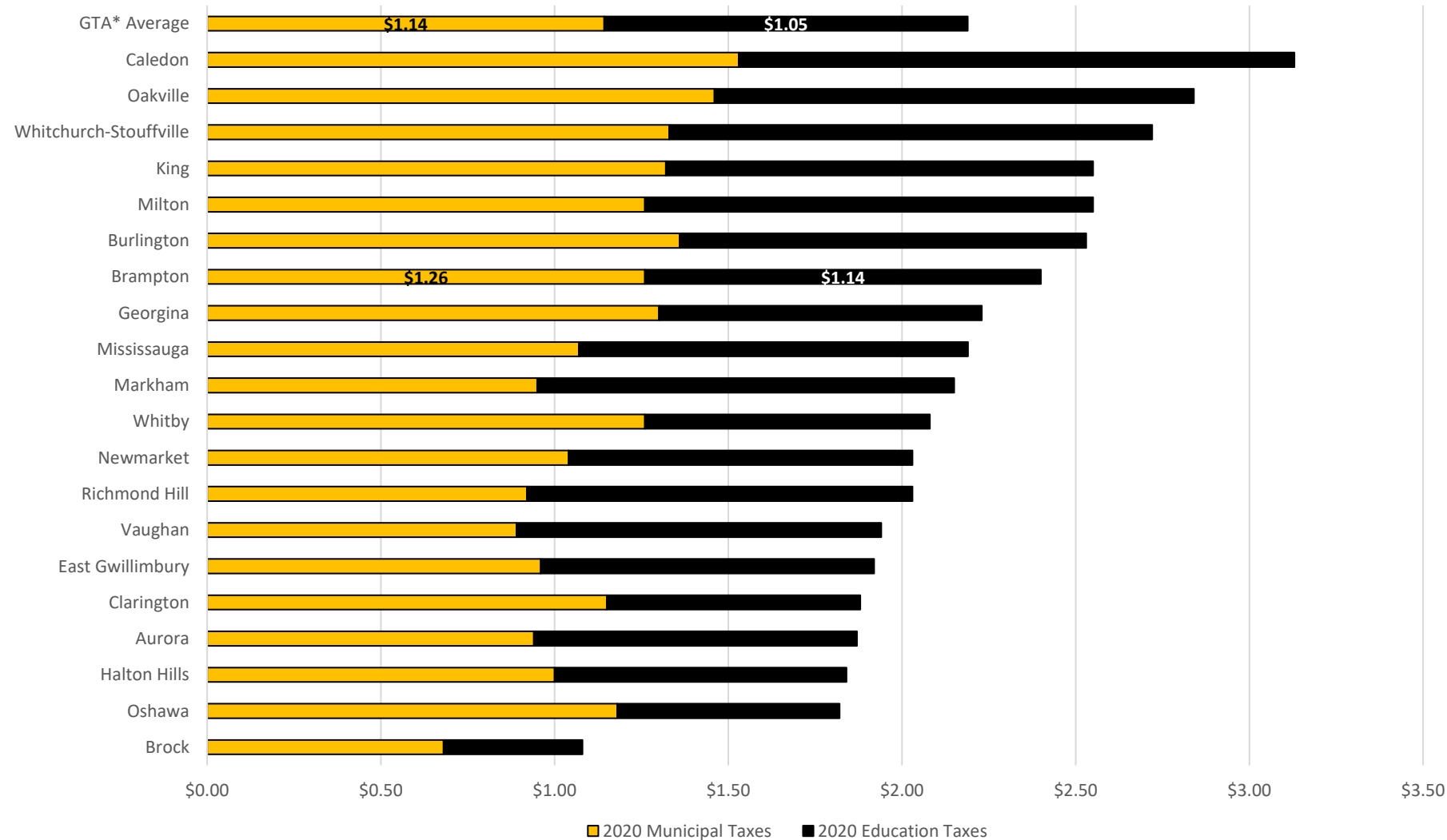
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# Comparison on Relative Taxes (Industrial)

2020 Standard Industrial Property Taxes in the Greater Toronto Area\*  
(taxes per sq. ft.)



## City of Brampton

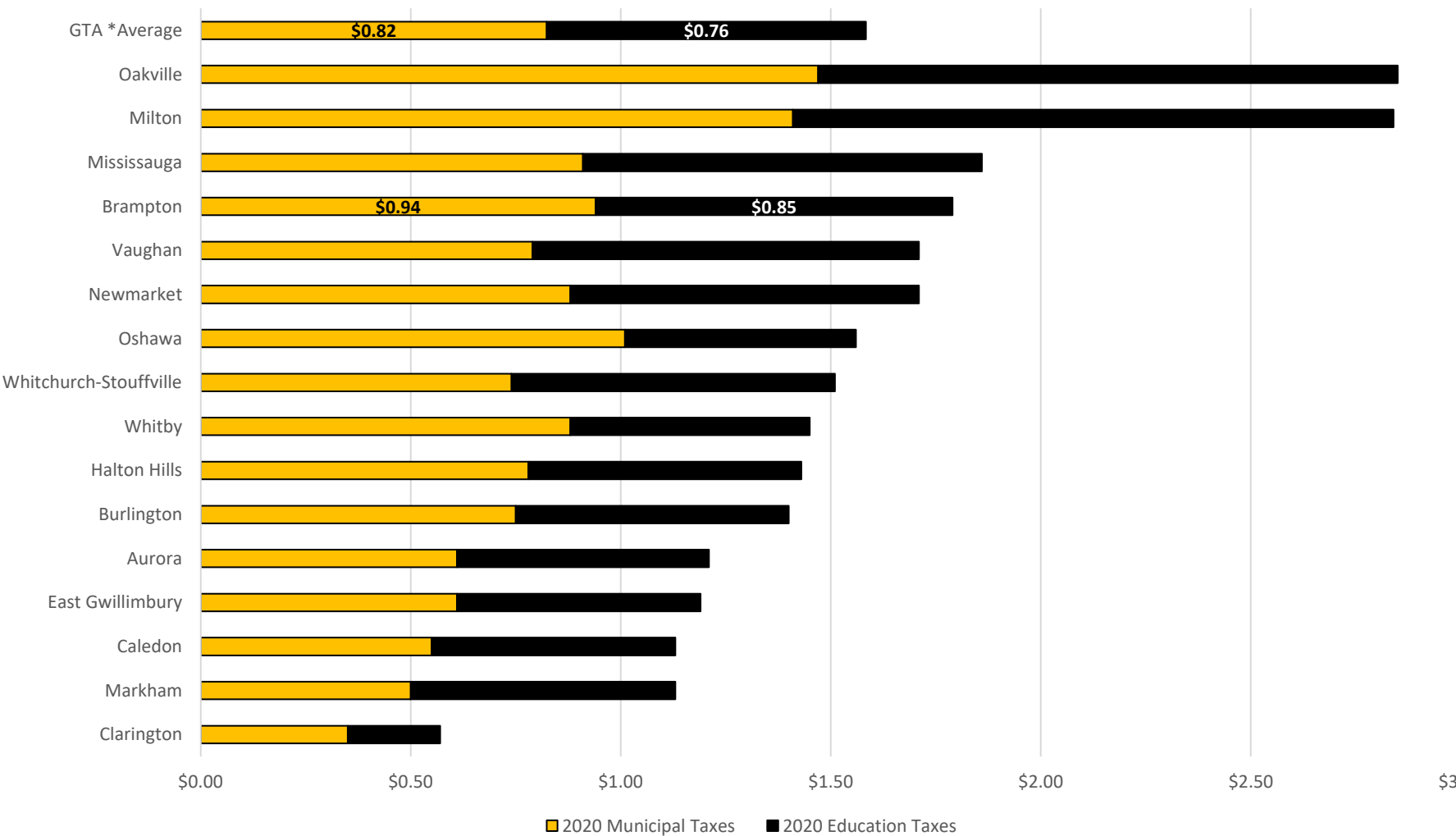
- The City of Brampton’s property taxes for standard industrial buildings are on par with the GTA average.
- Brampton has a much lower standard industrial property tax (per sq. ft.) when compared to nearby municipalities such as Caledon, Milton and Oakville.

\* Please note data excludes the City of Toronto

# Comparison on Relative Taxes (Industrial)



2020 Large Industrial Property Taxes in the Greater Toronto Area\*  
(taxes per sq. ft.)



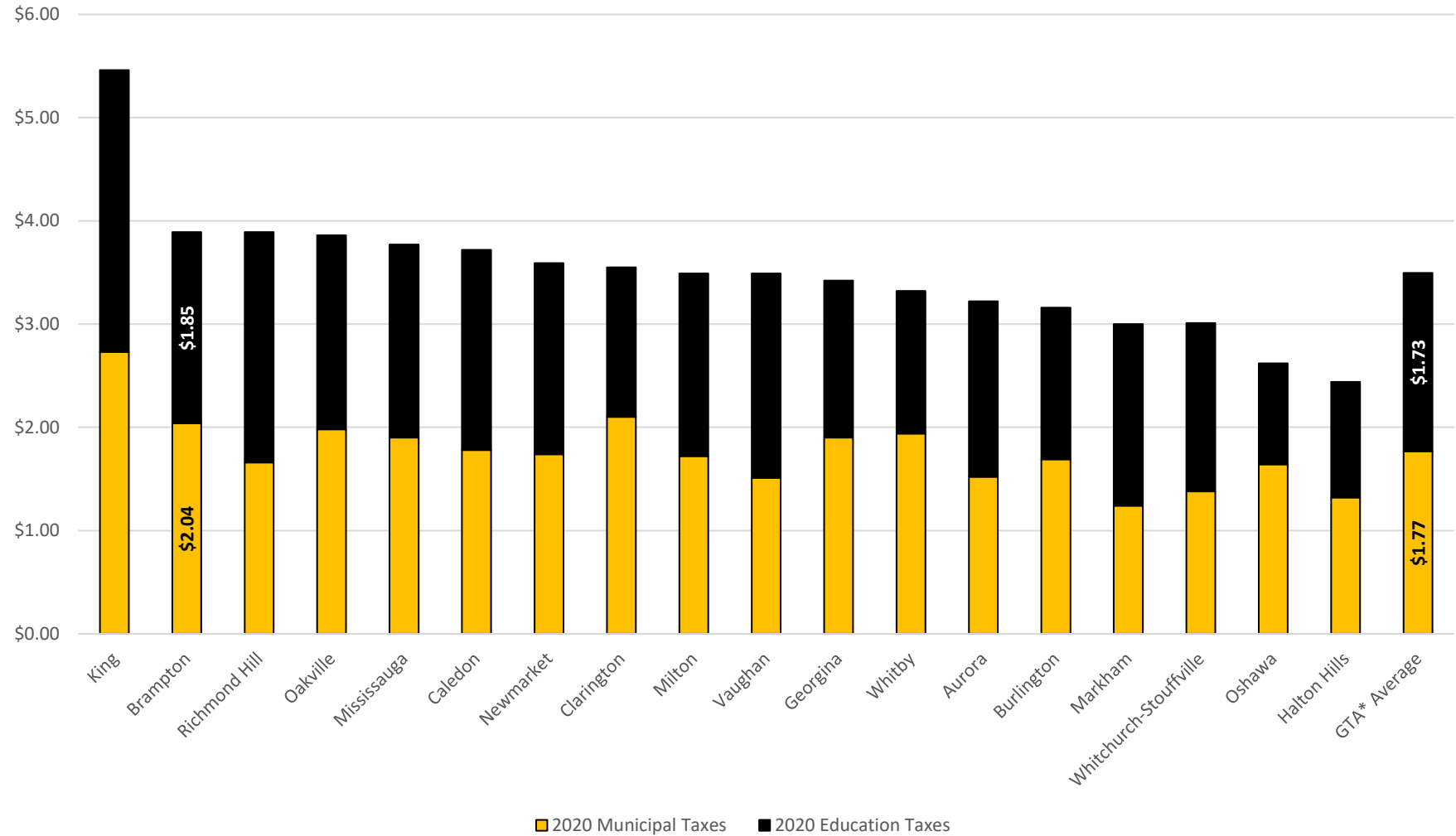
## City of Brampton

- The City of Brampton's property taxes on large industrial buildings is slightly higher than the GTA average by \$0.22 per square feet.
- Brampton has a much lower large industrial property tax (per sq. ft.) when compared to nearby municipalities such as Milton and Oakville.

\* Please note data excludes Brock, Georgina, King, Richmond Hill and Toronto.

# Comparison on Relative Taxes (Commercial)

2020 Office Property Taxes Greater Toronto Area\*  
(taxes per sq. ft.)



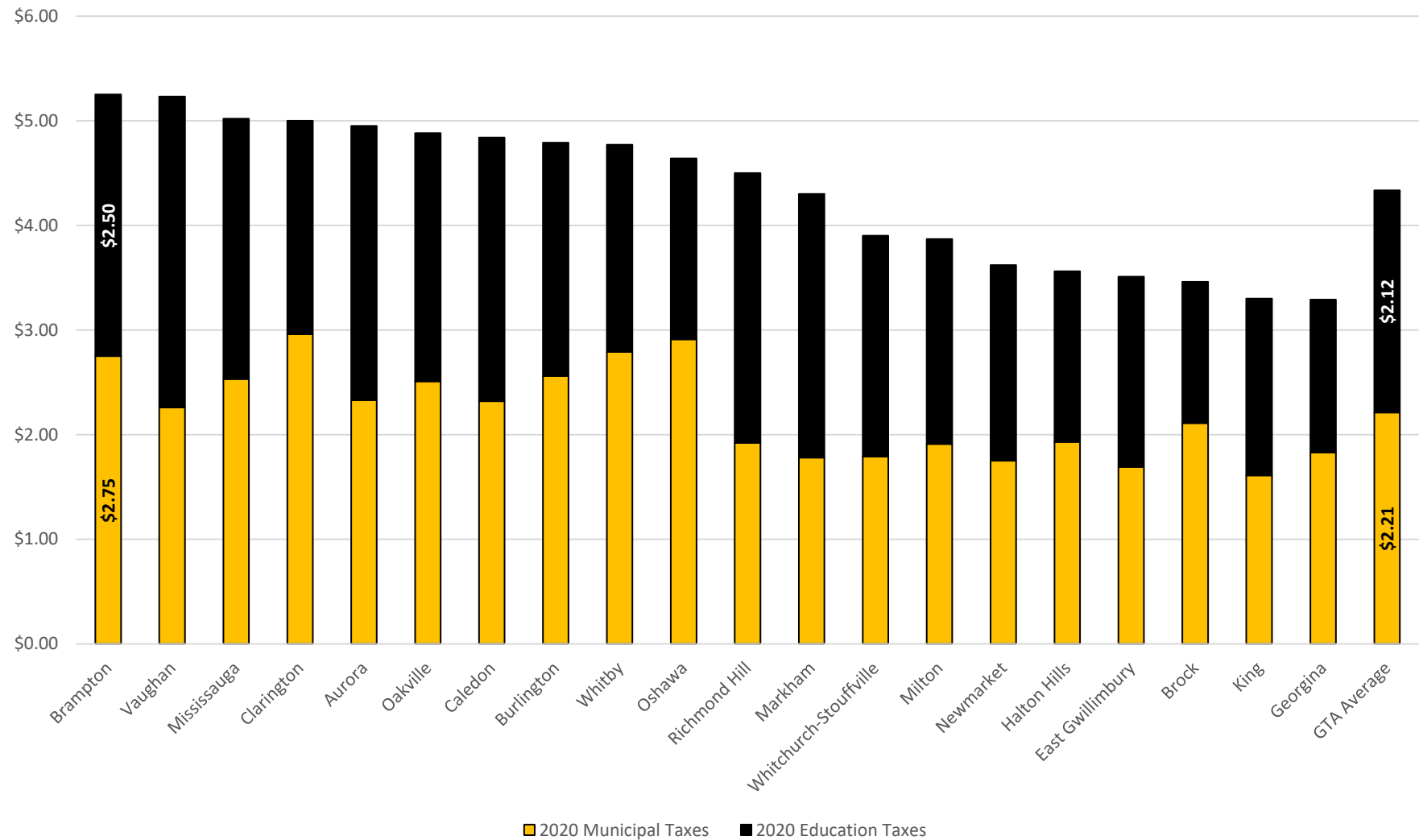
## City of Brampton

- The City of Brampton's property taxes on office buildings are slightly higher than the GTA average by \$0.39 per square feet.
- City of Brampton's office property taxes are on par with surrounding municipalities such as Mississauga, Milton, Vaughan and Caledon.

\* Please note data excludes Brock, Georgina, King, Richmond Hill and Toronto.

# Comparison on Relative Taxes (Commercial)

2020 Neighbourhood Shopping Centre Property Taxes Greater Toronto Area \*  
(taxes per sq. ft.)



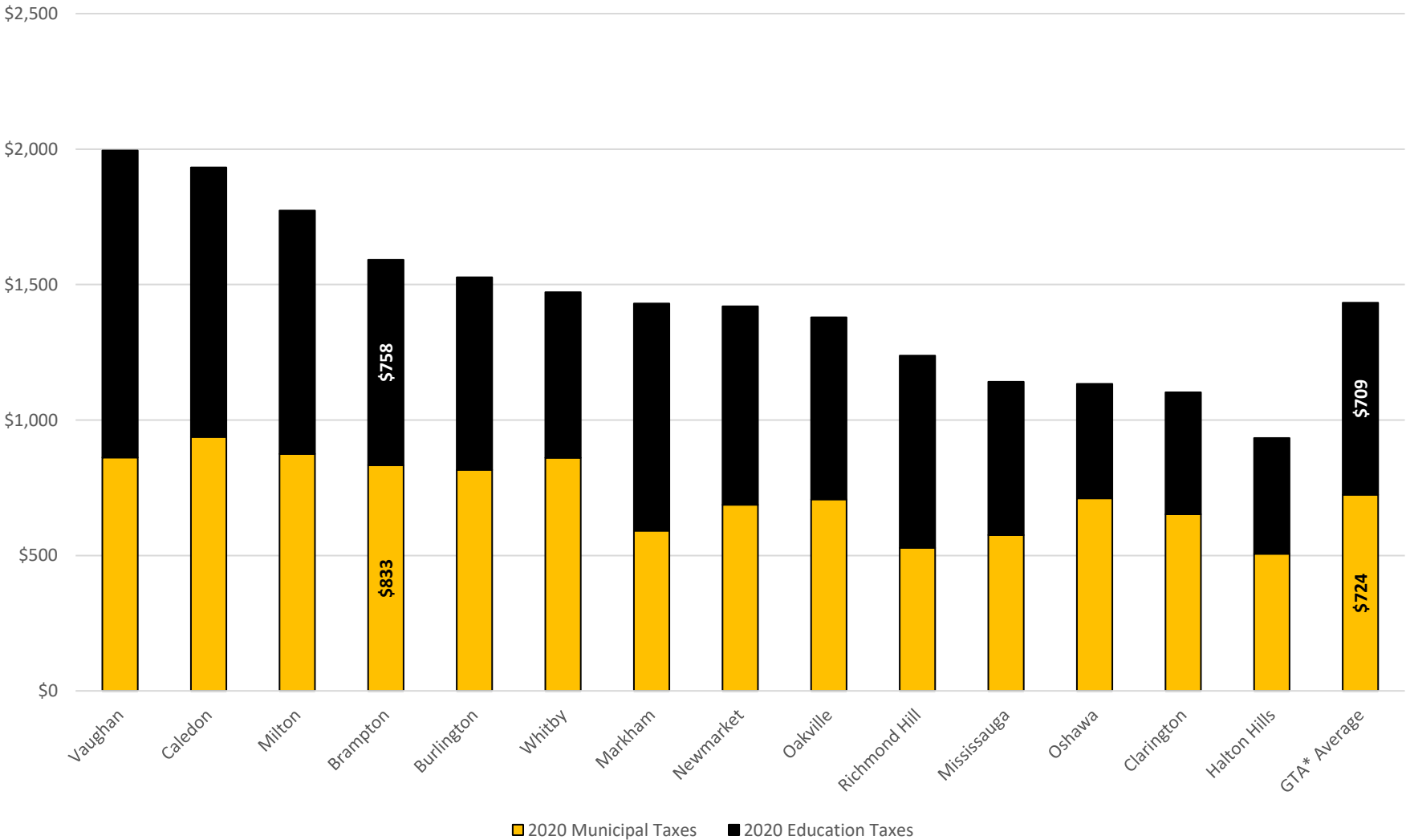
## City of Brampton

- The City of Brampton’s property taxes on neighbourhood shopping centres are higher than the GTA average by \$0.92 per square feet.
- This type of development usually increases as the population grows. Brampton is one of the fastest growing cities in Canada which explains why the property taxes for this asset class are slightly higher than the GTA average.
- Our taxes are still competitive when compared to larger, more populated cities such as Mississauga and Vaughan.

\* Please note data excludes the City of Toronto

# Comparison on Relative Taxes (Commercial)

2020 Hotel Property Taxes Greater Toronto Area\*  
(taxes per suite)



## City of Brampton

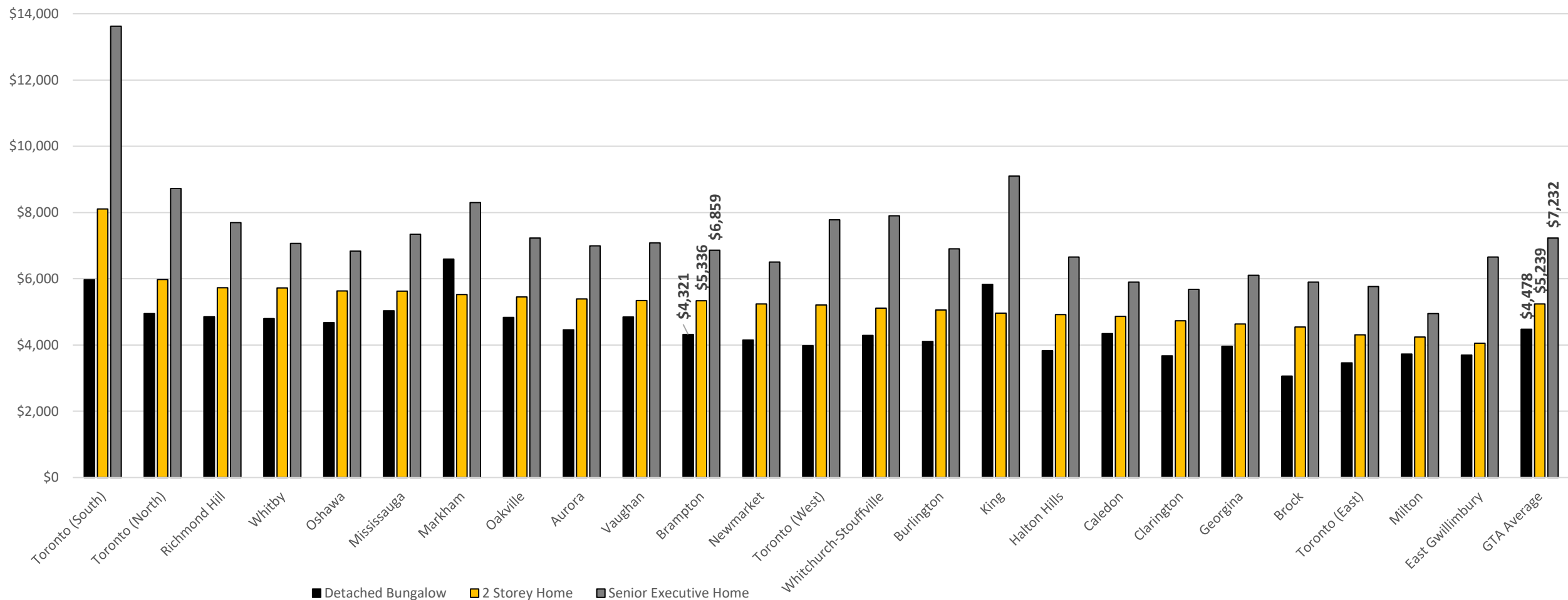
- Brampton property taxes average \$1,591 per suite for hotels. This is lower than surrounding municipalities such as Milton, Caledon and Vaughan.
- When compared to Brampton, a single suite costs \$404 more in Vaughan and \$342 more in Caledon.

\* Please note data excludes Aurora, Brock, East Gwillimbury, Georgina, King, Toronto and Whitchurch-Stouffville



# Comparison on Relative Taxes (Residential)

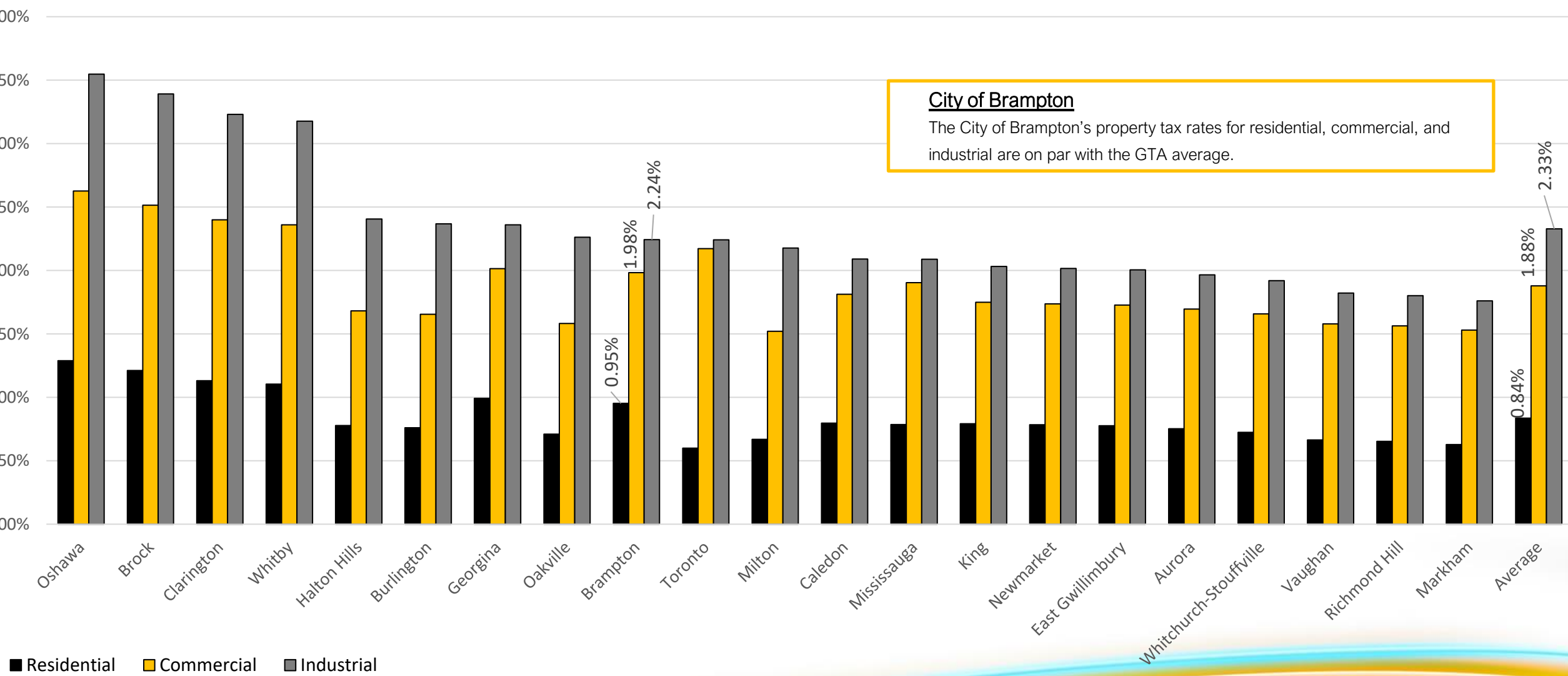
2020 Residential Property Taxes in the Greater Toronto Area



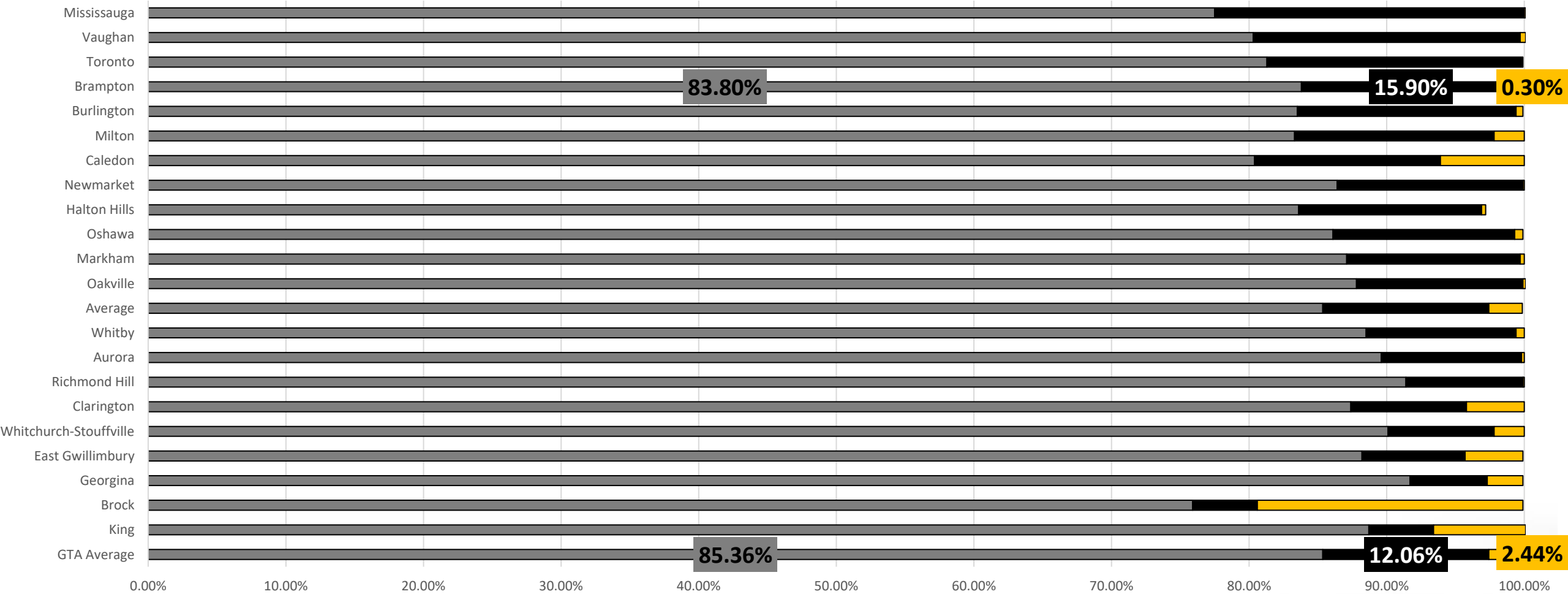
## City of Brampton

- Brampton has a range of housing options from affordable to senior executive homes. The residential property in Brampton is on par with the GTA average. Senior executive homes have a much lower property tax in Brampton when compared to other municipalities in the GTA.

# 2020 Property Tax Rates in the Greater Toronto Area



# 2020 Tax Assessment Composition in the Greater Toronto Area

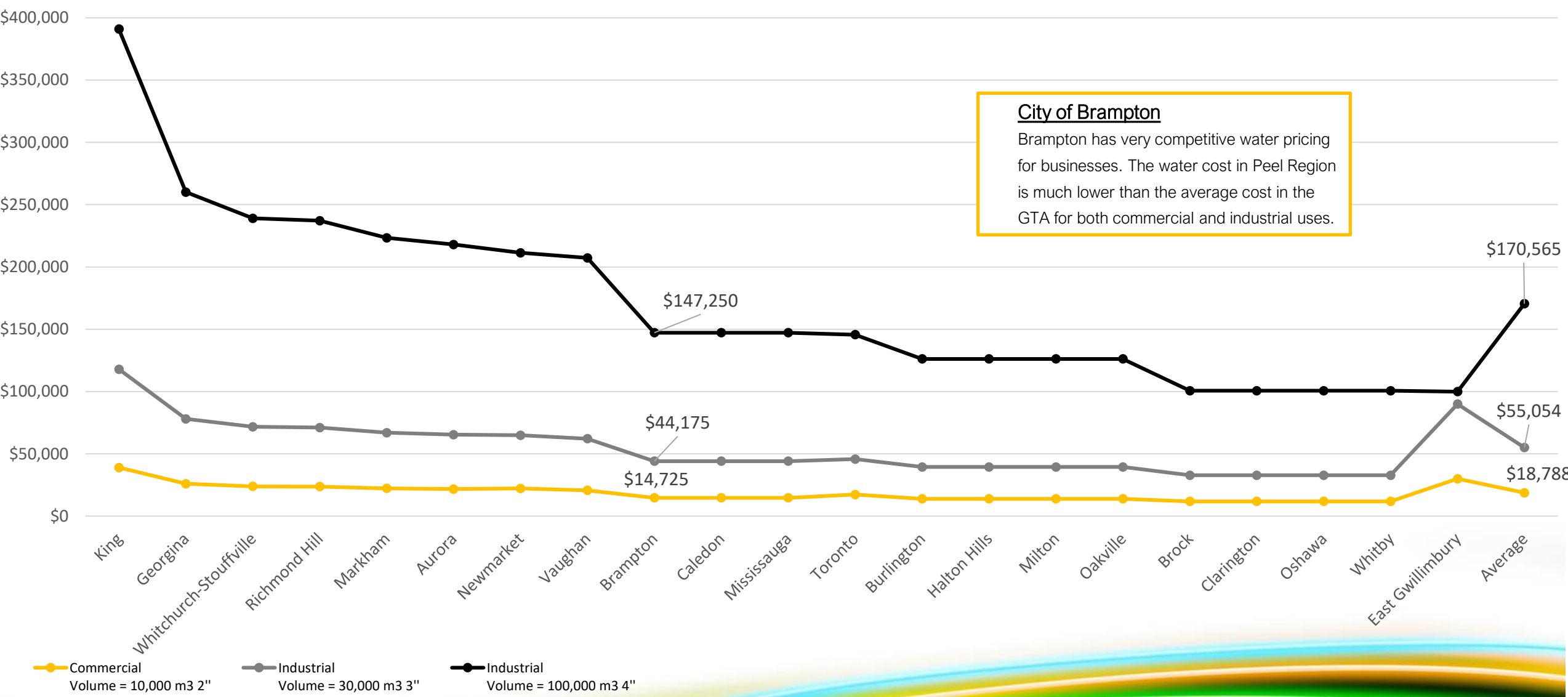


Brampton is striving for a more balanced tax assessment composition. Ideally, Brampton would like to increase the industrial and commercial assessment base to create a more balanced live, work and play environment for the residents.

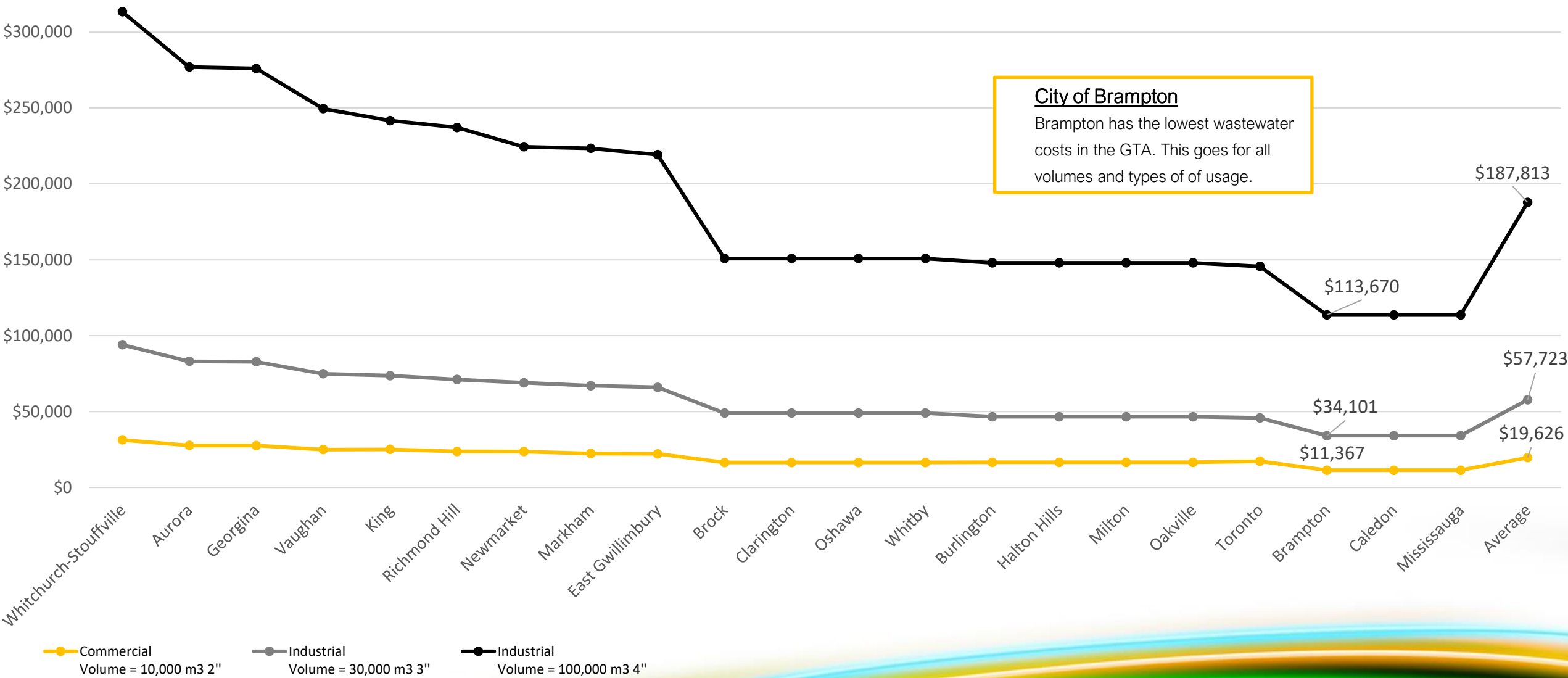
■ All Residential   ■ Industrial and Commercial   ■ Other\*  
\*The other category includes pipelines, farmland and forests



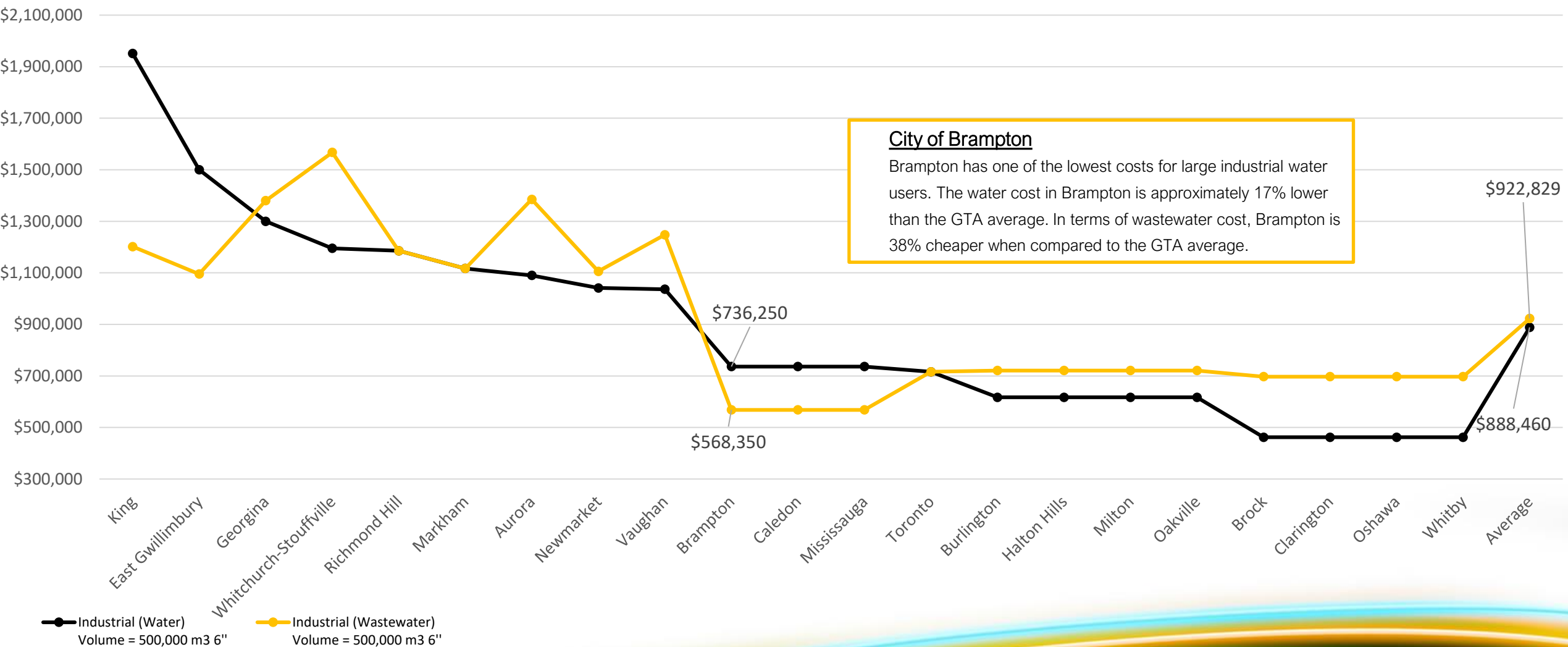
# 2020 Water Costs Comparison in the Greater Toronto Area



2020 Wastewater Costs Comparison in the Greater Toronto Area



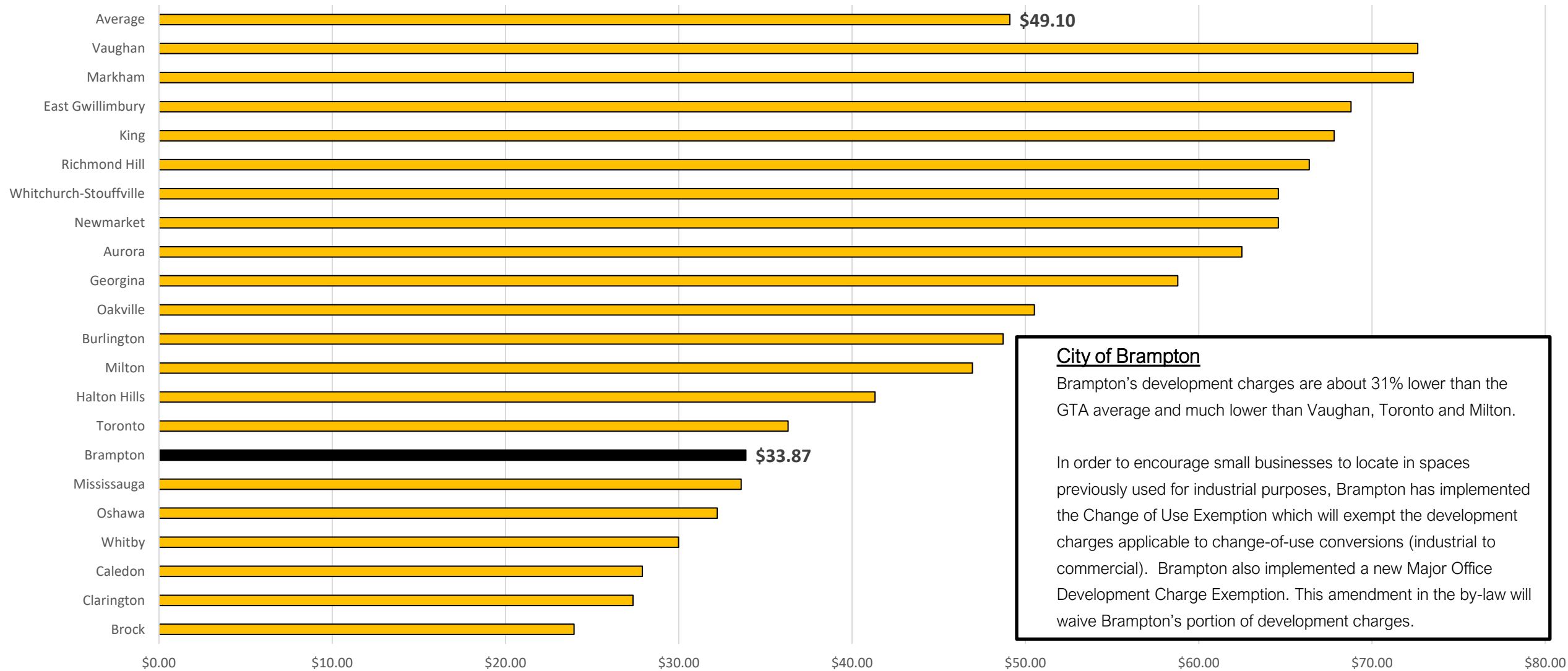
# 2020 Water/Wastewater Costs for Large Industrial Users in the Greater Toronto Area (Volume = 500,000 m<sup>3</sup>)





# Development Charges

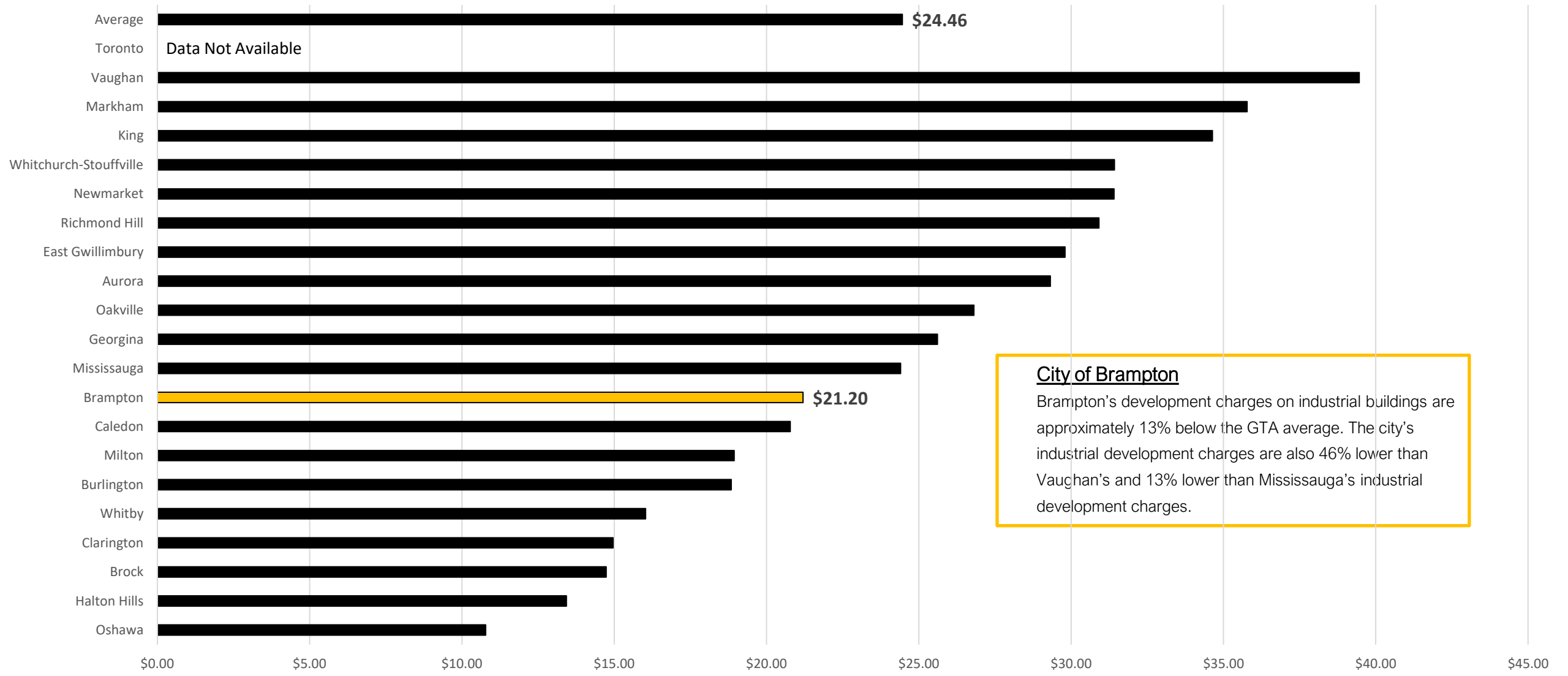
2020 Development Charges for Commercial Properties (average total cost per sq. ft.)



# Development Charges



2020 Development Charges for Industrial Properties (average total cost per sq. ft.)



**City of Brampton**  
Brampton's development charges on industrial buildings are approximately 13% below the GTA average. The city's industrial development charges are also 46% lower than Vaughan's and 13% lower than Mississauga's industrial development charges.

| 2020 Building Permit Fees (GTA) | Commerical m <sup>2</sup> (finished) | Industrial m <sup>2</sup> (finished)   |
|---------------------------------|--------------------------------------|--|
| Burlington                      | \$23.85                              | \$13.27/m2 up to 4,650 m2;<br>\$9.06/m2 over 4,650 m2  |
| Oakville                        | \$23.85                              | \$14.95 + 5.90 if < 1,000 m2;<br>\$12.50 + 5.90 if 1,000-2,000 m2;<br>\$10.45 + 5.90 if 2,000-5,000 m2;<br>\$8.80 + 5.90 if 5,000-15,000 m2;<br>\$8.35 + 5.90 if > 15,000 m2 |
| Whitby                          | \$23.00                              | \$14.40  |
| Toronto                         | \$19.20                              | \$15.73  |
| Mississauga                     | \$18.21                              | \$13.62 /m2, < 10,000 m2;<br>\$13.06 > 10,000 m2   |
| Clarington                      | \$17.70                              | \$14.52  |
| Richmond Hill                   | \$17.07                              | \$15.63  |
| Halton Hills                    | \$16.83                              | \$14.80 /m2, < 1,000 m2;<br>\$12.35 /m2, 1,000 - 5,000 m2;<br>\$10.72 /m2, 5,000 - 15,000 m2;<br>\$9.08 /m2, > 15,000 m2;  |
| <b>Brampton</b>                 | <b>\$16.65</b>                       | <b>\$10.92</b>   |
| Markham                         | \$16.40                              | \$13.41  |
| Vaughan                         | \$16.01                              | \$11.17  |
| Caledon                         | \$16.00                              | \$10.00 /m2 if < 600 m2;<br>\$7.10 /m2 if > 600 m2   |
| Aurora                          | \$15.75                              | \$10.50  |
| Milton                          | \$15.71                              | \$11.23  |
| Oshawa                          | \$15.52                              | \$13.02  |
| Georgina                        | \$13.99                              | \$11.52  |
| Whitchurch-Stouffville          | \$13.13                              | \$11.95  |
| Newmarket                       | \$12.70                              | \$10.31  |
| Brock                           | \$12.37                              | \$10.22  |
| East Gwillimbury                | \$11.84                              | \$10.23  |
| King                            | \$11.84                              | \$11.84  |
| <b>GTA Average</b>              | <b>\$19.60</b>                       | <b>\$14.24</b>   |

### City of Brampton

In terms of commercial building permit fees, Brampton's fee is about average for the GTA municipalities. Brampton's fee is lower than Mississauga's by \$1.56 per square metre finished/constructed.

For industrial development, Brampton has one of the lowest building permit fees in the GTA. Brampton's building permit fees are lower than many municipalities such as Markham, Milton, Mississauga, Oakville, Oshawa, Richmond Hill, Georgina, Toronto, Vaughan, Whitby and Whitchurch-Stouffville.

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## ***Description/Definition of Property Classes Used***

***Residential - Single Family Detached Home*** - A detached three-bedroom single storey home with 1.5 bathrooms and a one car garage. Total area of the house is approximately 1,200 sq. ft. and the property is situated on a lot that is approximately 5,500 sq. ft. In smaller more rural municipalities it was sometimes necessary to use larger lot sizes. Comparison of taxes on a per household basis.

***Residential—2 Storey*** - A two storey, three bedroom home with 2.5 bathrooms, two car garage. Total area of the house is approximately 2,000 sq. ft. on a lot approximately 4,000—5,000 sq. ft. Comparison of taxes on a per household basis.

***Residential – Senior Executive*** - A two-storey, four or five bedroom home with three bathrooms, main floor family room plus atrium or library. A full unfinished basement and an attached two car garage. The house is approximately 3,000 sq. ft., with an approximate lot size of 6,700 sq. ft. Comparison of taxes on a per household basis.

***Commercial - Neighbourhood Shopping Centre*** - A neighbourhood shopping centre is typically the smallest type of center comprised of retail tenants that cater to everyday needs such as drugstores, convenience stores and hardware stores. Size varies from 4,000 to 100,000 square feet. Comparison of taxes on a per square foot of floor area.

***Commercial - Office Building Class*** - Selection was focused on buildings in prime locations within the municipality. Comparison of taxes on a per square foot of gross leasable area basis.

***Commercial - Hotel*** - Typically over 100 rooms. Comparison of taxes on a per suite basis.

***Industrial - Large Industrial*** - Greater than 125,000 sq. ft. Comparison of taxes on a per square foot of floor area basis.

***Industrial - Standard Industrial*** - Under 125,000 sq. ft. in size typically characterized by newer construction and flexible design. Comparison of taxes on a per square foot of floor area basis.

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