



The Corporation of the Town of LaSalle

Date:	January 3, 2018	Report No:	FIN-02-2018
Directed To:	Members of Council	Attachments:	A. 2017 vs 2018 B: Non Residential Building index
Department:	Finance		
Prepared By:	Joe Milicia, CPA ,CA Director of Finance & Treasurer	Policy References:	None
Subject:	LDC Indexing		

Recommendation:

For Council information

Report:

Please find attached the indexed LDC rates for Fiscal 2018 in accordance with the Council approved Land Development Charges bylaw.

Should you have any questions, please do not hesitate to contact me

Yours truly,

Joe Milicia, CPA, CA
Director of Finance & Treasurer

Reviewed by:						
CAO 	Finance	Council Services	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire Services

FISCAL 2018 -- LAND DEVELOPMENT CHARGE					NON-RESIDENTIAL
Service Category	RESIDENTIAL				Per Square Foot Charge at Jan 1, 2018
	Single & Semi Detached	Other Multiples (Town, Row, Condo)	Apartments	Special Care	
<i>Population per Unit</i>	<i>2.98</i>	<i>1.93</i>	<i>1.62</i>	<i>1.00</i>	
Administration	216	140	117	72	
Fire	489	317	266	164	
Police	279	181	152	94	
Recreation & Culture	2,869	1,858	1,560	963	
Library	203	132	110	68	
Public Works: Facilities & Equipment	302	195	164	101	
Transportation Network	5,675	3,675	3,085	1,904	
Waste Water System*	3,336	2,160	1,813	1,119	4.01
Water Distribution System	949	615	516	318	0.63
Development Charge Total	14,317	9,272	7,783	4,804	4.64
September Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007					3.00%
FISCAL 2017 -- LAND DEVELOPMENT CHARGE					NON-RESIDENTIAL
Service Category	RESIDENTIAL				Per Square Foot Charge at Jan 1, 2017
	Single & Semi Detached	Other Multiples (Town, Row, Condo)	Apartments	Special Care	
<i>Population per Unit</i>	<i>2.98</i>	<i>1.93</i>	<i>1.62</i>	<i>1.00</i>	
Administration	210	136	114	70	
Fire	475	307	258	159	
Police	271	176	147	91	
Recreation & Culture	2,786	1,804	1,514	935	
Library	197	128	107	66	
Public Works: Facilities & Equipment	293	190	159	98	
Transportation Network	5,509	3,568	2,995	1,849	
Waste Water System*	3,238	2,097	1,761	1,087	3.89
Water Distribution System	921	597	501	309	0.62
Development Charge Total	13,900	9,002	7,556	4,664	4.51

Non-residential Building Construction Price Index, third quarter 2017

Released at 8:30 a.m. Eastern time in *The Daily*, Tuesday, November 14, 2017

Contractors' prices for new non-residential building construction rose 0.6% in the third quarter compared with the previous quarter. Prices have increased across industrial, commercial and institutional building structure types since the fourth quarter of 2015.

Prices for new non-residential building construction were up in all seven census metropolitan areas (CMA) surveyed. Prices rose the most in Vancouver and Montréal (both up 1.0%). Contractors working in Vancouver reported a rise in the costs for architectural and structural building components due to higher material costs and a shortage of skilled labour.

Contractors in all seven CMAs surveyed reported higher prices for lumber in the third quarter, coinciding with the forest fires in British Columbia. According to the Industrial Product Price Index, prices for lumber and other sawmill products rose 4.1% from June to September 2017.

Non-residential Building Construction Price Index, year-over-year change

Contractors' prices for new non-residential building construction increased 2.9% over the four quarters ending in September, led by higher prices in Vancouver (+5.4%) and Montréal (+4.2%).

Since the beginning of 2017, the year-over-year price increases reported by contractors in these two CMAs have in part reflected higher prices for drywall and concrete. From January to September 2017, the Industrial Product Price Index recorded a 2.1% price increase for ready-mixed concrete nationally.

Note to readers

The Non-residential Building Construction Price Index is a quarterly series that measures the changes in contractors' selling prices of new non-residential building construction in seven census metropolitan areas: Halifax, Montréal, Ottawa–Gatineau (Ontario part), Toronto, Calgary, Edmonton and Vancouver. Three classes of structures are covered: commercial, industrial and institutional.

Selling prices include the costs of materials, labour and equipment, provincial sales taxes where applicable, and contractors' overhead and profit. The costs of land, land assembly, design and development, as well as real estate fees, are excluded. Value added taxes such as the federal Goods and Services Tax and the harmonized sales tax are excluded.

With each release, data for the previous quarter may have been revised. The index is not seasonally adjusted.

A Historical Timeline of Canadian Producer Price Statistics

To celebrate Canada 150, *A Historical Timeline of Canadian Producer Price Statistics*, which is part of Statistics Canada — Infographics (11-627-M), was created to showcase the key milestones in the history of Canadian producer price statistics. This historical timeline contains answers to questions such as: Who collected Canada's first statistics? What do Canadian producer price indexes measure?

Infographic: Producer Price Indexes at a Glance

The infographic "Producer Price Indexes at a Glance," which is part of Statistics Canada — Infographics (11-627-M), demonstrates how producer price indexes for goods and services are calculated and why they are important for the Canadian economy.



Table 1
Non-residential Building Construction Price Index¹ – Not seasonally adjusted

	Relative importance ²	Third quarter 2016	Second quarter 2017 ^r	Third quarter 2017 ^p	Second quarter to third quarter 2017	Third quarter 2016 to third quarter 2017
	%	(2002=100)			% change	
Composite index	100.0	157.3	160.9	161.9	0.6	2.9
Halifax	0.9	151.6	153.5	154.9	0.9	2.2
Montréal	20.8	148.9	153.5	155.1	1.0	4.2
Ottawa–Gatineau, Ontario part ³	3.9	161.8	164.8	166.3	0.9	2.8
Toronto	28.7	162.3	166.3	167.1	0.5	3.0
Calgary	16.0	168.7	170.7	171.1	0.2	1.4
Edmonton	15.4	166.0	165.9	166.5	0.4	0.3
Vancouver	14.3	158.6	165.5	167.2	1.0	5.4

^r revised

^p preliminary

1. Go online to view the census subdivisions that make up the [census metropolitan areas](#) (CMAs).

2. The relative importance is calculated using a price adjusted three-year average of the value of building permits for each CMA.

3. For the Ottawa–Gatineau metropolitan area, only Ontario contractors are surveyed for the Non-residential Building Construction Price Index because of different provincial legislation and construction union contracts.

Source(s): CANSIM tables [327-0043](#) and [327-0052](#).

Available in CANSIM: tables [327-0043](#) and [327-0044](#).

Definitions, data sources and methods: survey number [2317](#).

For more information, or to enquire about the concepts, methods or data quality of this release, contact us (toll-free 1-800-263-1136; 514-283-8300; STATCAN.infostats-infostats.STATCAN@canada.ca) or Media Relations (613-951-4636; STATCAN.mediahotline-ligneinfomedias.STATCAN@canada.ca).