

ECONOMIC INDICATORS

Brockville, Ontario Canada



2017

(2016 Year End)



BROCKVILLE

CITY OF THE 1000 ISLANDS

Hometown Charm...World Class Business!

Economic Development and Tourism Office
City of Brockville
1 King St. W., P.O. Box 5000 Brockville, ON K6V 7A5
Ph: 613-342-8772 x4430
Fax: 613-342-8780
Email: sdunbar@brockville.com
www.brockville.com



COMMERCIAL RETAIL SERVICE SECTOR

	2011	2012	2013	2014	2015	2016
New Registered Home Based Businesses	5	5	4	6	5	1
Commercial Investment	\$4.3 M	\$13.3 M	\$4.4 M	\$3.4 M	\$4.4 M	\$4.7 M
New and Repairs Total Commercial Building Permit	29	33	38	33	28	38
No. of Brockville Businesses (Retail/Commercial/Mfr)	*1,157	1,206	1,220	1,238	1,268	1,272
Number of Businesses Downtown (DBIA Membership)					267	288

Source: Economic Development Office, Planning Department, DBIA

*Decrease due to revamping of the Leeds and Grenville Business Directory

MANUFACTURING SECTOR

	2011	2012	2013	2014	2015	2016
Permits Issued: New Construction/ Expansions/Repairs	10	15	11	14	8	12
New Construction/Expansion Value	\$2.8M	\$3.9M	\$571,896	\$9.6M	\$3.6 M	\$3.8 M
Total # Employees *	3519	3462	3277	3334	3216	3249
Industrial Land Absorption (In Acres)	39	0	0	20	18	0
Industrial Property Sales	\$120,000	0	0	725,000	540,000	0
Total Prospect Enquiries	35	16	27	30	25	25

Source: Economic Development Office, Planning Dept., Building Division

***SUMMARY:** Current number of Companies 61
Employees as at Dec 31, 2016 3249

VACANCY RATES

	2012	2013	2014	2015	2016
Retail/Commercial Space	3.4%	3.2%	2.9%	4.0%	3.4%
Office Space	3.8%	3.5%	3.5%	3.0%	3.0%
Industrial Space	4.4%	7.4%	6.2%	5.5%	5.1%

	2014	2015	2016
Total Retail/Commercial Space	2,494,000 SQ. FT.	2,500,000 SQ. FT.	2,516,000 SQ. FT.
Total Office Space	849,738 SQ. FT.	849,738 SQ. FT.	849,738 SQ. FT.
Total Industrial Space	7,198,000 SQ. FT.	7,238,000 SQ. FT.	7,260,000 SQ. FT.

Source: Economic Development Office

HOUSING SECTOR

	2011	2012	2013	2014	2015	2016
New Residential Investment Value	\$49.4M	\$10.4M	\$9.2M	\$9.3M	\$4.8M	\$3.4M
Housing Starts (Single Detached/Attached)	26	19	23	30	15	13
Housing Starts (Multiple Units) - (number of units)	144	22	15	18	3	85
Total Residential Building Permits	150	126	112	114	83	98
Total Building/Repairs Construction Value	\$50.6M	\$11.7M	\$10.8M	\$12.5M	\$6.8M	\$14.1M

Source: Planning Dept., Building & By-Law Services Div., Economic Development Office

BROCKVILLE AREA HOUSING TRANSACTIONS

	2010	2011	2012	2013	2014	2015	2016
Listings	417	418	440	428	438	451	410
Sales	289	246	295	256	246	266	288
Average Sale Price	\$192,890	\$201,214	\$200,964	\$214,197	\$223,474	\$210,436	\$ 214,057

Source: MLS® statistics provided the Rideau-St. Lawrence Real Estate Board for the period January 1, 2016 - December 31, 2016

AVERAGE SALE PRICES

	2010	2011	2012	2013	2014	2015	2016
Detached Bungalow	\$ 207,144	\$ 214,061	\$ 203,708	\$ 224,721	\$ 224,519	\$ 230,551	\$ 217,854
Standard Two Story	\$ 201,185	\$ 221,817	\$ 213,204	\$ 227,204	\$ 235,064	\$ 209,130	\$ 257,681
Standard Condo Apartment	\$ 179,327	\$ 206,428	\$ 186,244	\$ 163,899	\$ 195,630	\$ 154,154	\$ 179,808
Standard Townhouse	\$ 193,363	\$ 208,500	\$ 208,290	\$ 213,490	\$ 243,841	\$ 232,667	\$ 218,921

Source: MLS® statistics provided the Rideau-St. Lawrence Real Estate Board for the period January 1, 2016 - December 31, 2016

PRIVATE APARTMENT VACANCY RATES (%)

Size	2011	2012	2013	2014	April 2015	Oct. 2016
Bachelor	3.7	0.0	5.3	2.2	5.3	4.8
1 Bedroom	2.8	4.2	2.1	3.1	3.7	3.1
2 Bedroom	2.8	2.6	5.9	4.9	3.5	3.9

Source: CMHC Ottawa Office Rental Market Report - Ontario Highlights - Date Released: Oct. 2016

cmhc.ca/hmiportal <https://www03.cmhc-schl.gc.ca/hmiportal/en/Profile/7030/3/Brockville> click us on the map, then census subdivision

NUMBER OF PRIVATE APARTMENT UNITS

	Oct-14	Apr-15	Oct-15	Oct-16
Bachelor	82	84	84	86
1 Bedroom	569	569	573	572
2 Bedroom	1,326	1,327	1,329	1,331
3 Bedroom +	84	90	90	92
Total	2,061	2,070	2,076	2,081

Source: CMHC Ottawa Office Rental Market Report - Ontario Highlights - Date Released: Oct. 2016

PRIVATE APARTMENT AVERAGE RENTAL RATES

Size	2011	2012	2013	2014	Oct. 2015	Oct. 2016
Bachelor	\$527	\$573	\$564	\$578	\$572	\$608
1 Bedroom	\$641	\$682	\$703	\$704	\$710	\$761
2 Bedroom	\$747	\$789	\$804	\$822	\$836	\$874
3+ Bedroom	\$710	\$790	\$832	\$846	\$921	\$920
Total	\$731	\$758	\$767	\$781	\$792	\$821

Source: CMHC Ottawa Office Rental Market Report - Ontario Highlights - Date Released: Oct. 2016 cmhc.ca/hmiportal

GENERAL LABOUR STATISTICS

	2015	2016
Area 3515* Unemployment Rate	6.7	4.0
Provincial Unemployment Rate	6.7	6.3
Canadian Unemployment Rate	7.1	6.8



* Kingston (Area 3515)

Source: Labour Market Information Analyst, Service Canada

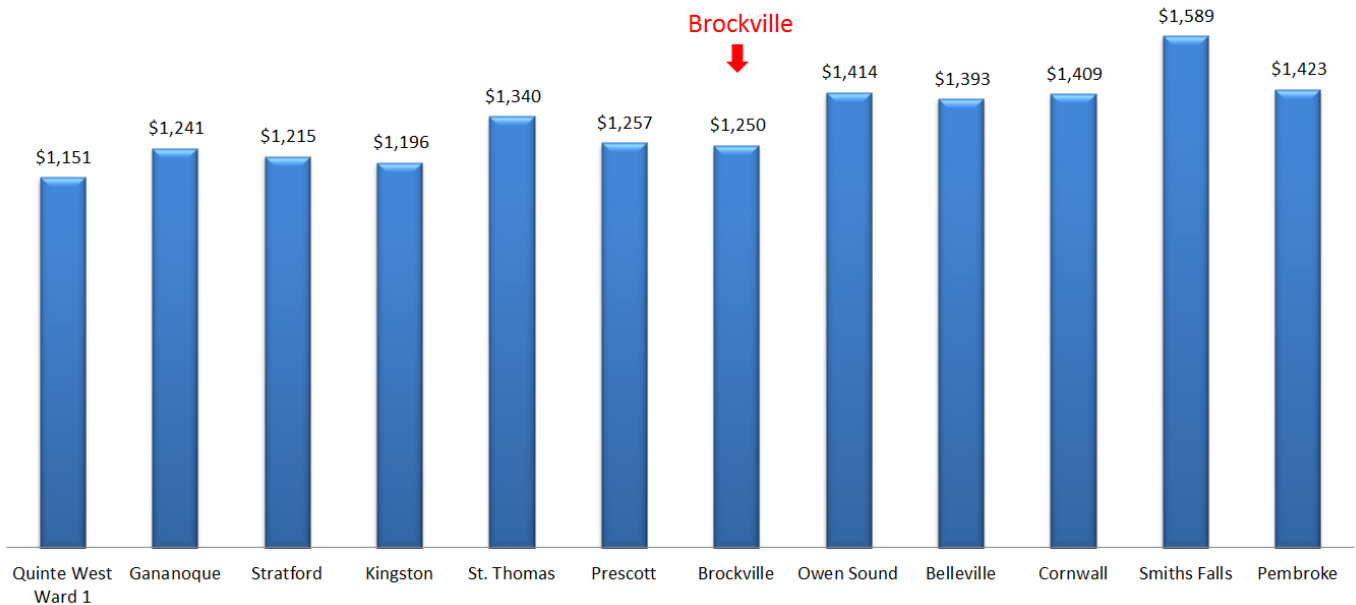
ASSESSMENT FIGURES

City of Brockville - 2017 Taxation Year – Valuation Date: January 1st 2016

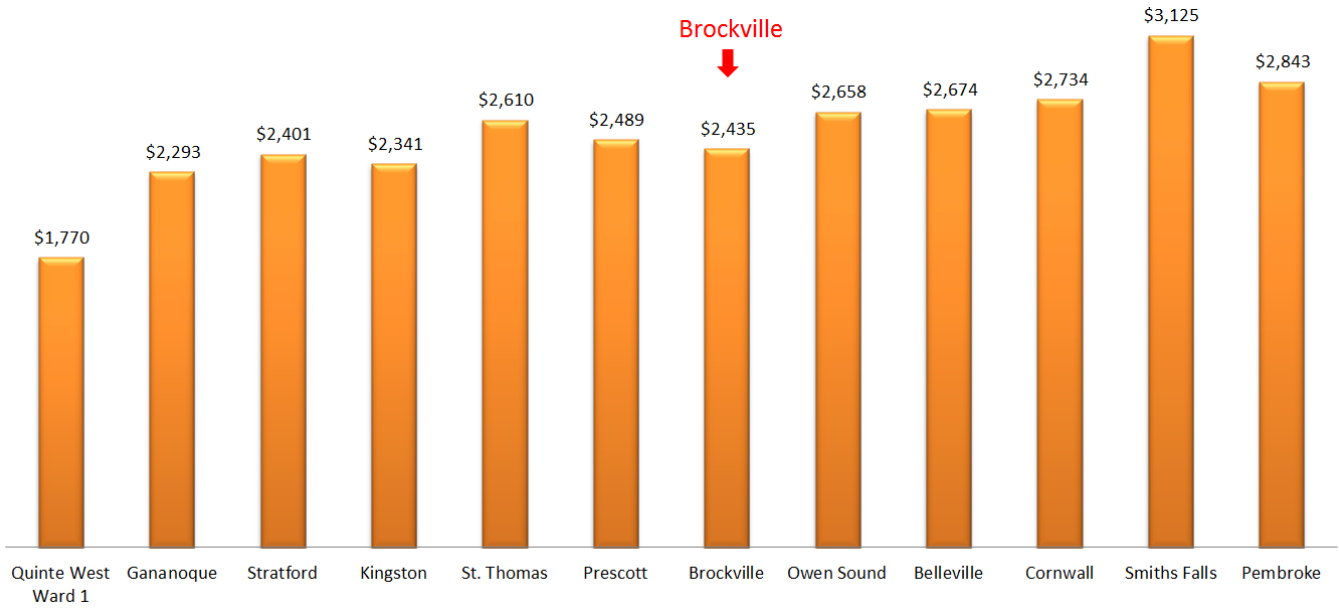
	2011	2012	2013	2014	2015	2016
Residential Assessment	\$1,291.9 M	\$1,420.2 M	\$1484.8 M	\$1481.0 M	\$1,542.2 M	\$1,642 M
Multi-Residential Assessment	\$97.0 M	\$107.2 M	\$113.8 M	\$113.8 M	\$120.3 M	\$126.9 M
Commercial Occupied	\$305.7 M	\$308.1 M	\$268.9 M	\$268.6 M	\$273.7 M	*\$334.3 M
Commercial Vacant	\$8.6 M	\$7.9 M	\$7.4 M	\$7.4 M	\$7.6 M	*\$9.7 M
Industrial Occupied	\$62.3 M	\$60.8 M	\$59.4 M	\$56.8 M	\$56.8 M	\$58 M
Industrial Vacant	\$2.5 M	\$2.3 M	\$2.4 M	\$2.3 M	\$2.4M	\$2.7 M

Source: Revenue Office – Rates/Figures are subject to change until the tax rates are finalized.
 *The increase is based on new construction not included in previous years.

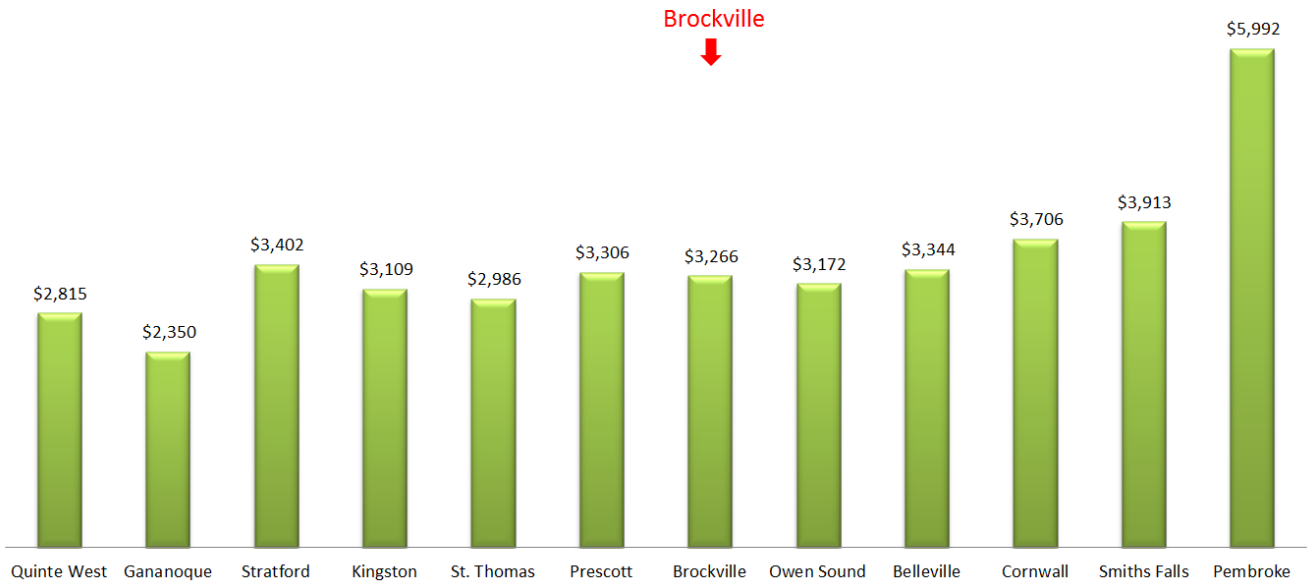
Comparison of 2016 Residential Taxes (Based on \$100,000 of assessment)



Comparison of 2016 Commercial Taxes (Based on \$100,000 of assessment)



Comparison of 2016 Industrial Taxes (Based on \$100,000 of assessment)



CITY of BROCKVILLE HOSPITALITY SECTOR

	2011	2012	2013	2014	2015	2016
Brockville Harbour Boaters Visitations Nights	882 1249	789 1078	764 1,023	773 1,086	852 1204	729 1036
Island* Visitation** Nights ***	161 241	319 430	445 518	392 503	550 624	496 621
St. Lawrence Park Campers Visitations Nights	492 821	396 772	509 889	343 616	337 793	535 978

Source: City of Brockville Operations Dept.

*Island seasonal pass holder use is NOT included in Island statistics

**2016 = 51 seasonal day use mooring passes sold (which is up from 35 sold in 2015)

***2016 = 49 seasonal overnight mooring passes sold (which was the same number as sold in 2015)

BRIDGE TRAFFIC REPORT

Bridge:	2011	2012	2013	2014	2015	2016
Johnstown/Ogdensburg	715,109	782,524	832,334	780,603	632,915	623,971
1000 Islands/Ivy Lea	2,065,165	2,110,126	2,119,031	2,079,982	2,017,689	2,003,201

Source: Direct Call

Johnstown/Ogdensburg 413-4080 Jessica Jettrey@ogdensport.com
1000 Islands/Ivy Lea 315-482-2501 shannonparkes@ibridge.com

TOURISM GENERAL

	2011	2012	2013	2014	2015	2016
Tourism "Walk-In" Inquiries	16,759	*9,105	24,049	18,117	16,292	15,935
Information packages mailed	342	233	425	210	189	252
Website Hits	270,000	263,636	371,396	328,006	**134,614	**230,543

Source: Brockville and District Chamber of Commerce Tourism Office

* Blockhouse not open

**New site launched in the spring of 2015 – organic search dropped dramatically until google properly indexed site

ATTRACTION/FESTIVAL VISITATION

	2011	2012	2013	2014	2015	2016
1000 Islands & Seaway Cruise	26,500	26,700	25,800	23,850	31,100	33,700
Aquarium	Soft Opening March 2016, Grand Opening May 2016					70,400
Automotion	8,000	2,000	5,000	5,000	5,000	5,000
Boldt Castle	180,249	190,930	186,320	184,683	208,217	204,064
Brockville Art Centre	30,822	32,074	32,564	31,677	30,000+	30,000+
Brockville Museum	11,574	8,467	7,348	6,052	6,655	6,292
Brockville Public Library (programs and special events)	4,707	6,610	6,968	7,703	9,295	11,427
Brockville Ribfest	55,000	50,000	50,000	50,000	50,000	30,000
Doors Open	3,000	2,470	5,100	2,500	3,500	2,750
Fort Henry, Kingston	93,200	105,000	91,500	79,364	85,000	136,950**
Fort Wellington	12,465	17,092	10,194	10,053	11,001	13,000
Fulford Place	6,782	7,000	6,593	5,340	3,159	5,662
Genealogy Visits	927	1,115	971	850	808	668
Horse-a-Rama Rodeo	1,000	500	500	500	500	500
Multicultural Festival	3,400	3,400	3,000	3,100	3,000	3,300
Old Fashioned Picnic	400	400	400	400	400	400
Poker Run	10-15 K	10-15 K	10-15 K	10-15K	10-15K	10-15K
Pride Brockville (est. 2011)	200	450	1,000	1,000	2,000	2,000
Skywood Eco Adventure	opened July 2016					11,500
Summer Theatre/ Musicals	5,386	5,206	7,312	5,217	5,867	5,667
Upper Canada Village	166,250	150,000+	215,400***	178,415	217,150	187,775
Walking Tours	Ghost 404	Ghost 364	Ghost 130*	Ghost 168	Crimes & Criminals 241	Crimes & Criminals 170 Ghost Walks 119

Source: Tourism Office *Note: Events/Festivals are estimates only. No scientific tracking.*

* Ghost Walks decrease due to dropping down to two nights only

** Addition of Lumina Borealis in 2016

*** Upper Canada Village increase due to Alight at Night and Pumpkinferno