

DATE: **October 9, 2012**

REPORT NO. CD2012-169

TO: **Chair and Members
Committee of the Whole**

FROM: **Gregory Dworak, General Manager
Community Services**

1.0 TYPE OF REPORT

**CONSENT ITEM [X]
ITEM FOR CONSIDERATION []**

2.0 TOPIC

Monthly Status Report of Construction Activity – August 2012

3.0 RECOMMENDATION

THAT report # CD2012-169, BE RECEIVED as information.

4.0 PURPOSE

To provide a monthly status report of construction activity within the City of Brantford to Council.

5.0 BACKGROUND

The monthly status report is produced by the Building Department. This report provides statistical data for many organizations and is used to predict trends, area development and potential future growth areas to name a few. These organizations include Statscan, local contractors, developers and suppliers, as well as the Real Estate Board. Many other municipal Departments also rely on this information.

6.0 CORPORATE POLICY CONTEXT

Reporting the building activity, including the construction value and number of permits issued conforms to Goal 4 – “Excellence in Governance and Municipal Management”, with the desired outcome that Brantford will be recognized as a fiscally responsible and well-managed City that provides efficient and effective government services.

7.0 INPUT FROM OTHER SOURCES

None.

8.0 ANALYSIS

In the attached Building Department Report on Construction Activity, the statistics show a construction value of \$10.327 million for permits issued in August 2012. This month the construction value shows a decrease of \$12.531 million in comparison with the same period from last year.

The decrease is primarily seen in the Institutional & Government Sector. In August 2011, there were 5 permits issued within the Institutional & Government Sector with a total construction value of \$15.417 million. This was predominantly driven by a permit issued for an addition to John Noble Home at 97 Mt. Pleasant Street, valued at \$15 million. In August 2012, 5 permits were issued with a total construction value of \$5.751 million. The highest valued being issued to the Catholic District School Board for the replacement of a school at 127 Wood Street, valued at \$5.600 million.

The Multiple Residential Sector also saw a decrease in construction value due to 5 permits for multiple residential development being issued in August 2011 with a construction value of \$3.812 million, compared to August 2012, when there was 1 permit issued for multiple residential development, with a construction value of \$0.442 million.

The year-to-date construction activity of \$112.895 million exceeds last year's total of \$70.419 million over the same time period, and also exceeds last year's year-end construction value of \$90.794 million. It should also be noted that a total of 674 building permits have been issued in 2012, which when compared to last year, is a slight increase from the 646 building permits issued over the same time period.

During the month of August 2012 this office conducted 1318 inspections related to building construction. This month the number of inspections conducted has declined when compared to last year's total, when 1735 inspections related to building construction were conducted.

9.0 FINANCIAL IMPLICATIONS

The year-end construction values provided in these reports are used in the preparation of the budget when developing the five-year average in determining the Building Department revenues.

10.0 CONCLUSION

The construction industry is difficult to predict as it continues to reflect the economic climate felt throughout the country. However, we are encouraged that the year to date construction value has exceeded \$112 million and are also encouraged by the number of permits issued to date this year.

Doug Clark, MAATO, CBCO, CPSO
Director, Building Department

Gregory Dworak, MCIP, RPP
General Manager,
Community Services

Russ Thomson, MAATO, CBCO, CPSO
Deputy Chief Building Official

Attachment:

- Appendix A – August report

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Agreement(s) or other documents to be signed by Mayor and/or City Clerk	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Is the necessary by-law or agreement being sent concurrently to Council?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no

**CITY OF BRANTFORD COMMUNITY DEVELOPMENT
BUILDING DEPARTMENT
REPORT ON CONSTRUCTION ACTIVITY
FOR THE MONTH OF
AUGUST 2012
SUMMARY**

	<u>2011</u>	<u>2012</u>
NUMBER OF PERMITS ISSUED THIS MONTH	100	75
VALUE OF PERMITS ISSUED THIS MONTH	\$22,858,000.00	\$10,327,000.00
NUMBER OF PERMITS ISSUED YEAR TO	646	674
VALUE OF PERMITS ISSUED YEAR TO DATE	\$70,419,000.00	\$112,895,000.00

Doug Clark, MAATO, CBCO, CPSO
Director, Building Department
Chief Building Official

MONTHLY BUILDINGAUGUST 2012

<u>Category</u>	<u>2011</u>		<u>2012</u>	
	<u>Permit</u>	<u>Value</u>	<u>Permit</u>	<u>Value</u>
Industrial	4	\$4,000.00	5	\$320,000.00
Commercial	17	\$1,281,000.00	11	\$1,011,000.00
Institutional & Government	5	\$15,417,000.00	5	\$5,751,000.00
Single Family Dwellings (New)	12	\$1,674,000.00	13	\$2,114,000.00
Duplex, Triplex, Fourplex (New)	0	\$0.00	1	\$200,000.00
Multiple Residential (New)	5	\$3,812,000.00	1	\$442,000.00
Residential (Accessory, Alterations, Additions)	57	\$670,000.00	39	\$489,000.00
Total	100	\$22,858,000.00	75	\$10,327,000.00

Demolition Permits

Demolition Permits Issued This Month: 8

97 MORTON AVE	Single Family - Demolish Portion of Building
144 HENRY ST	Single Family - Demolish Building
94 ST GEORGE ST	Personal Service Store - Demolish Building
46 CHARING ST	Retail Store - Demolish Building
66 MOHAWK ST	Manufacturing - Demolish Portion of Building
33 DOWDEN AVE	School - Elementary School - Demolish Portable
141 BANBURY RD	School - Elementary School - Demolish Portable
280 NORTH PARK ST	School - Post Secondary School - Demolish Portable

Total Number of Demolition Permits Issued This Year: 26

Total Number of Dwelling Units Demolished This Year: 14

Conversion Permits

Conversion Permits Issued This Month: 0

Total Number of Conversion Permits Issued This Month: 1

PERMITS ISSUED WITH VALUES IN EXCESS OF \$50,000 THIS MONTH

INDUSTRIAL

<u>ADDRESS</u>	<u>OWNER / OCCUPANT</u>	<u>TYPE OF WORK</u>		<u>VALUE</u>
195 SAVANNAH DR	OAK PARK LANDS INC	Manufacturing	Alteration	\$130,000.00
36 ADAMS BLVD	A F WHITE LIMITED	Manufacturing	Addition	\$100,000.00

COMMERCIAL

<u>ADDRESS</u>	<u>OWNER / OCCUPANT</u>	<u>TYPE OF WORK</u>		<u>VALUE</u>
643 PARK RD N	WOODVIEW CHILDREN'S CENTRE	School - Private School	Addition	\$500,000.00
331 KING GEORGE RD	Ancorp Holdings Ltd	Retail Store	Alteration	\$120,000.00
300 KING GEORGE RD	290-300 KING GEORGE ROAD GP INC	Grocery Store	Alteration	\$100,000.00
218 HENRY ST	FIRST GULF HOLDINGS INC	Medical Clinic	Alteration	\$100,000.00
30 LYNDEN RD	CANADIAN TIRE REAL ESTATE	Retail Store	Alteration	\$75,000.00
603 COLBORNE ST	RIOCAN HOLDINGS INC	Mixed Use	Alteration	\$50,000.00

INSTITUTIONAL

<u>ADDRESS</u>	<u>OWNER / OCCUPANT</u>	<u>TYPE OF WORK</u>		<u>VALUE</u>
127 WOOD ST	CATHOLIC DISTRICT SCHOOL BD	School - Elementary	New	\$5,600,000.00
127 WOOD ST	CATHOLIC DISTRICT SCHOOL BD	School - Elementary	Fdn & Site Servicing	\$120,000.00

SINGLE FAMILY DWELLINGS

<u>LOT</u>	<u>ADDRESS</u>	<u>BUILDER</u>	<u>ONHWP #</u>	<u>VALUE</u>
11	7 YARINGTON DR	EASTFOREST HOMES LTD	23757	\$290,000.00
96	170 THOMAS AVE	BROOKFIELD HOMES LIMITED	30970	\$183,000.00
52	20 CLINE RD	BROOKFIELD HOMES LIMITED	30970	\$176,000.00
95	172 THOMAS AVE	BROOKFIELD HOMES LIMITED	30970	\$176,000.00
51	22 CLINE RD	BROOKFIELD HOMES LIMITED	30970	\$167,000.00
115	29 LAMBERT CRES	EMPIRE COMMUNITIES LTD	30552	\$160,000.00
50	24 CLINE RD	BROOKFIELD HOMES LIMITED	30970	\$158,000.00
97	168 THOMAS AVE	BROOKFIELD HOMES LIMITED	30970	\$158,000.00
101	160 THOMAS AVE	BROOKFIELD HOMES LIMITED	30970	\$158,000.00
26	117 THOMAS AVE	BROOKFIELD HOMES LIMITED	30970	\$158,000.00
	66 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$120,000.00
	62 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$105,000.00
	68 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$105,000.00

DUPLEX, TRIPLEX, FOURPLEX

<u>ADDRESS</u>	<u>OWNER / OCCUPANT</u>	<u>TYPE OF WORK</u>		<u># OF UNITS</u>	<u>VALUE</u>
20 PULESTON ST	1860227 ONTARIO INC	Semi-Detached	New	2	\$200,000.00

MULTI-FAMILY RESIDENTIAL (NEW)

<u>ADDRESS</u>	<u>OWNER / OCCUPANT</u>	<u>TYPE OF WORK</u>	<u># OF UNITS</u>	<u>VALUE</u>
76-84 ENGLISH LANE	EMPIRE COMMUNITIES LTD	Block Townhouse New	5	\$442,000.00

OTHER

<u>ADDRESS</u>	<u>OWNER / OCCUPANT</u>	<u>TYPE OF WORK</u>	<u>VALUE</u>
19 BEAVER CRES		Single Family Addition	\$90,000.00
63 GLENWOOD DR		In Ground Pool New	\$55,000.00
119 BRANTWOOD RD		In Ground Pool New	\$55,000.00
20 MCGUINNESS DR		In Ground Pool New	\$52,000.00

YEAR TO DATE BUILDING STATISTICS

<u>Category</u>	<u>2011</u>		<u>2012</u>	
	<u>Permit</u>	<u>Value</u>	<u>Permit</u>	<u>Value</u>
Industrial	36	\$2,823,000.00	55	\$44,464,000.00
Commercial	123	\$13,645,000.00	100	\$16,813,000.00
Institutional & Government	35	\$27,138,000.00	39	\$22,643,000.00
Single Family Dwellings (New)	95	\$13,035,000.00	130	\$18,273,000.00
Duplex, Triplex, Fourplex (New)	2	\$455,000.00	4	\$720,000.00
Multiple Residential (New)	17	\$8,182,000.00	12	\$4,828,000.00
Residential (Accessory, Alterations, Additions)	338	\$5,141,000.00	334	\$5,154,000.00
Total	646	\$70,419,000.00	674	\$112,895,000.00

YEAR TO DATE HOUSING UNITS

	<u>2011</u>	<u>2012</u>
Single Family	95	130
Duplexes, Semi-Detached	4	8
Triplexes	0	0
Fourplexes	0	0
Townhouses	78	53
Apartments	19	60
Conversions	21	1
Group Homes	0	0
Total Units	217	252