

To: SPECIAL COUNCIL

Meeting Date: 5/31/2022

Subject: Building Permit Statistics – First Quarter 2022

Submitted By: Tanya Gies, Chief Building Official

Prepared By: Tanya Gies, Chief Building Official

Report No.: 22-048-CD

File No.: C1101

Wards Affected: All Wards

RECOMMENDATION(S):

THAT Report 22-048-CD Building Permit Statistics – First Quarter 2022 be received as information;

EXECUTIVE SUMMARY:

Purpose

This report provides building permit information including:

- The number of permits issued, broken down into detailed categories in accordance with the classifications in the Ontario Building Code;
- The construction value of permits issued;
- The number of new residential units permitted between January 1 2022 and March 31 2022; and
- A comparison of this information to previous years.

Key Findings

- The total number of building permits issued between January 1 and March 31 is 362, compared to 340 in Q1 of 2021 and the average of 271 in Q1 between 2017-2021.
- The construction value of permits issued between January 1 and March 31 is \$85,707,660, compared to \$105,182,939 in Q1 of 2021 and the average of \$62,666,761 in Q1 between 2017-2021.

- The number of permits issued for new residential units between January 1 and March 31 is 230 compared to 179 in Q1 of 2021 and the average of 85 in Q1 between 2017-2021.

Financial Implications

- As of March 31 2022, \$737,123 had been collected in building permit revenue. This is an increase of 39% over the average revenue collected of \$530,769 during this timeframe between the years 2017-2021.
- Permit revenue collected does not include \$70,502 in waived building permit fees in the Core Areas and Community Improvement Plan areas in Q1 2022.

STRATEGIC ALIGNMENT:

- ☐ Strategic Action; or
☒ Core Service

Objective(s): VIBRANT NEIGHBOURHOOD - Promote, facilitate and participate in the development of safe and healthy neighbourhoods with a range of housing options

Strategic Action: Not Applicable

Program: Building Service

Core Service: Building Permits

The permit statistics for Q1 of 2022 show an increase in construction activity in relation to the average permit activity in the previous five years from 2017–2021.

BACKGROUND:

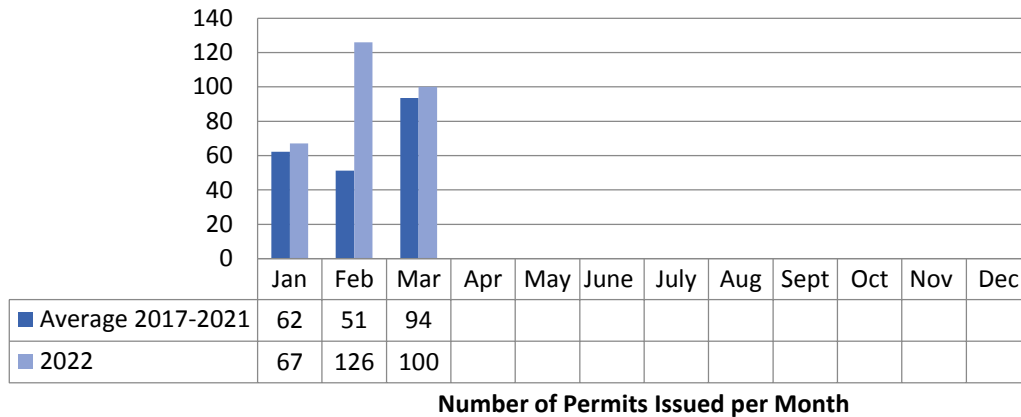
This building permit report is provided to show construction activity in the municipality. The report provides a detailed breakdown of the permits issued using the classification of buildings in accordance with the Ontario Building Code and includes a bar graph for a visual representation of that data.

ANALYSIS:

The statistics for Q1 of 2022 show an increase in construction activity in comparison to the average construction activity over the same time period in the previous 5 years.

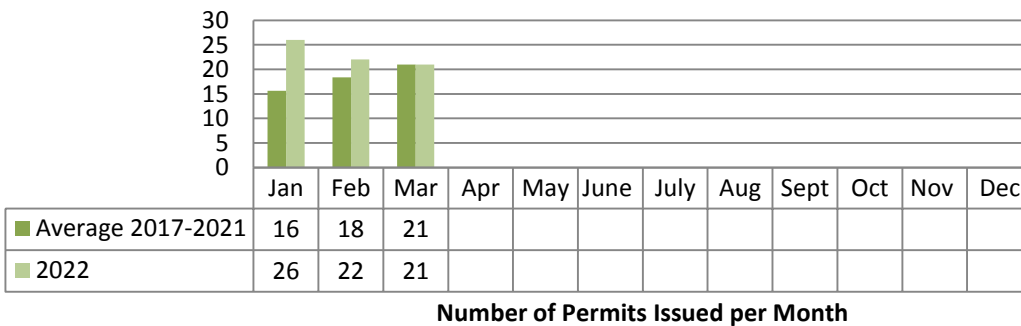
A comparison of the number of permits issued in Q1 of 2022 against the average number of permits issued over the previous 5 years is as follows:

Housing and Minor Permits

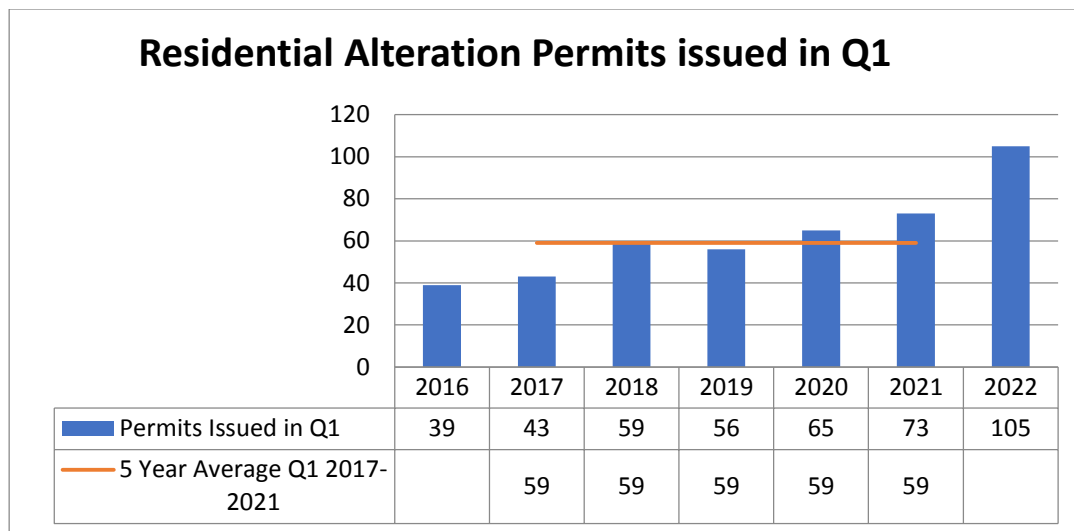


Housing and Minor Permits (Category 1 - 10 Day mandated turn-around time) were above average in January, February and March.

Industrial, Commercial, Institutional & Large Residential Permits



Industrial, Commercial and Institutional projects (Categories 2, 3, and 4, 15, 20 and 30 day turn-around times) were above average in January and February and at the average in March.



Residential Alteration Permits issued:

Residential alteration permits continue to increase, with 105 alteration permits issued in Q1 of 2022 in comparison to the average of 59 permits issued over the same period in the previous five years.

New Accessory Residential Units (ARU's) Permitted:

Number of new ARU's permitted in Q1 of 2022 is 25 in comparison to the average of 10 permitted in Q1 between 2019-2021.

EXISTING POLICY / BY-LAW(S):

Building By-law 44-12 Being a By-law under the *Building Code Act* respecting submission requirements for construction, demolition, change of use, request requirements for occupancy, transfer of permits, notice of inspection and the payment and refund provisions for permit fees.

FINANCIAL IMPACT:

As of March 31 2022, the Building Division collected \$737,123 in permit revenue. This is an increase of 39% over the average revenue collected of \$530,769 during this time frame in the years 2017–2021.

Permit revenue collection can vary significantly over the course of each year and revenues for large projects can impact the numbers in different months and quarters.

The Building Division is self-funded and permit revenues fund operating costs. Any shortfall in revenue or excess cost is to be funded from the Building Permit Stabilization Reserve which has a balance of \$3,770,275 as of March 31, 2022.

PUBLIC VALUE:

Increased construction activity is expected as in 2006 downtown Cambridge was identified as an Urban Growth Centre by Ontario's Places to Grow and the Regional Official plan. As the City plans for an additional 65,000 people living in our community over the next 30 years, construction related to housing and employment is on the rise, bringing more people to Cambridge to live, work and play.

ADVISORY COMMITTEE INPUT:

Not Applicable

PUBLIC INPUT:

Posted publicly as part of the report process.

INTERNAL / EXTERNAL CONSULTATION:

There was no internal/external consultation undertaken.

CONCLUSION:

The Building Permit Statistics Report is provided for information on construction activity occurring within the City of Cambridge.

The statistics show there is an increase in construction activity in Q1 of 2022 in comparison to the same timeframe over the previous 5 years.

Providing this report to Council and making it publicly available supports the City's objective of timely, accurate information sharing with a range of audiences.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:

Director

Deputy City Manager

Chief Financial Officer

City Solicitor

City Manager

ATTACHMENTS:

1. 22-048-CD Appendix A – Building Permit Statistics Q1 2022