

To: SPECIAL COUNCIL

Meeting Date: 9/13/2022

Subject: Building Division Statistics 2022 Q2

Submitted By: Tanya Gies, Chief Building Official

Prepared By: Tanya Gies, Chief Building Official

Report No.: 22-104-CD

File No.: C1101

Wards Affected: All Wards

RECOMMENDATION(S):

THAT Report 22-104-CD Building Division Statistics 2022 Q2 be received;

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 June 30 2022; and
- A comparison of this information to previous years.

Key Findings

- The total number of building permits issued between January 1 and June 30 is 795 compared to 852 in 2021 and the average of 724 between 2017-2021.
- The construction value of permits issued between January 1 and June 30 is \$209,565,113 compared to \$286,650,391 in 2021 and the average of \$184,036,056 in the same time frame between 2017-2021.
- The number of permits issued for new residential units between January 1 and June 30 is 526 compared to 566 in 2021 and the average of 362 in the same time frame between 2017-2021.

Financial Implications

- As of June 30 2022, \$1,884,286 had been collected in building permit revenue, which represents 56% of the 2022 annual budget for permit revenue. This is an increase of 43% over the average revenue collected of \$1,320,081 during this timeframe between the years 2017-2021.

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 the first half of 2022 show an increase in construction activity in relation to the average permit activity in the previous five years from 2017–2021.

BACKGROUND:

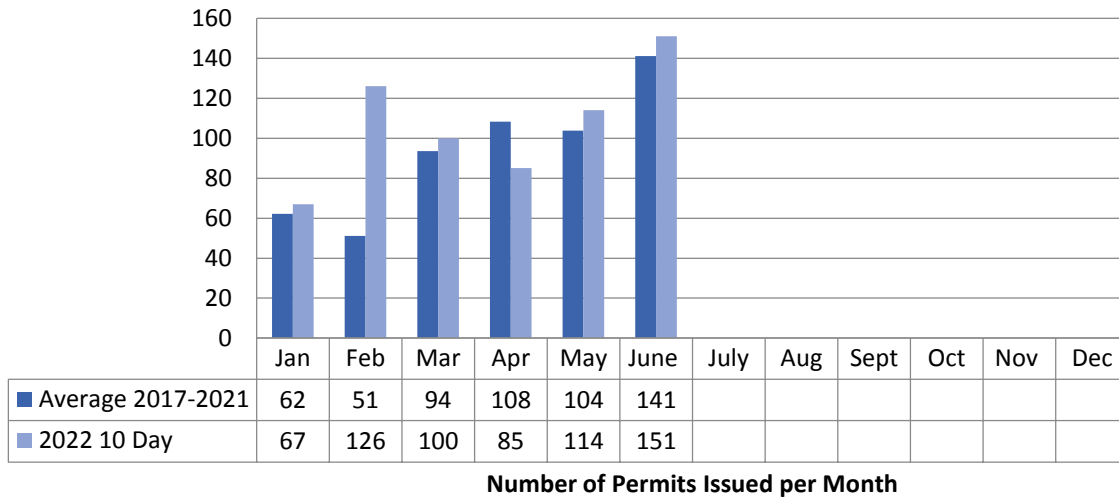
This building permit report is provided to show construction activity in the municipality. The report provides a detailed breakdown of the permits issued using the classification of buildings in accordance with the Ontario Building Code and includes a bar graph for a visual representation of that data.

ANALYSIS:

The statistics for the first half 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.

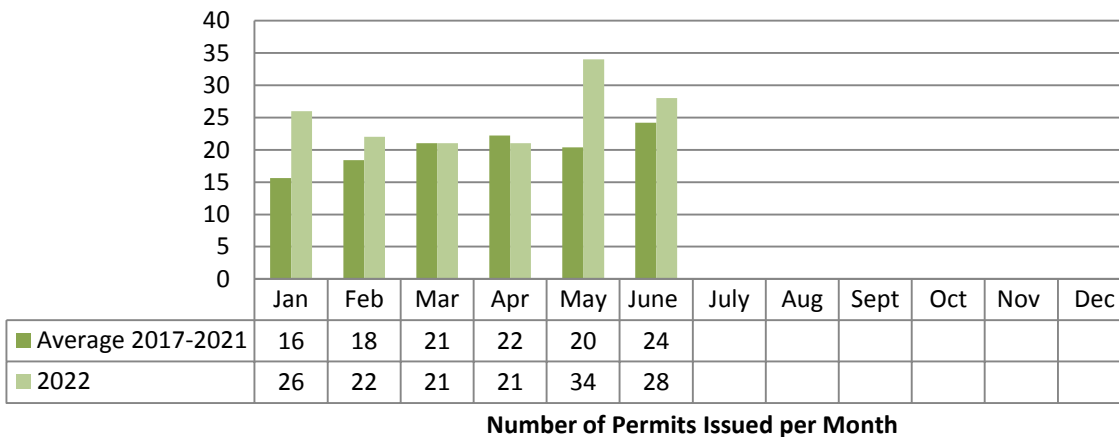
A comparison of the number of permits issued from January 01 to June 30 of 2022 against the average number of permits issued in the same timeframe over the previous 5 years is as follows:

Housing and Minor Permits

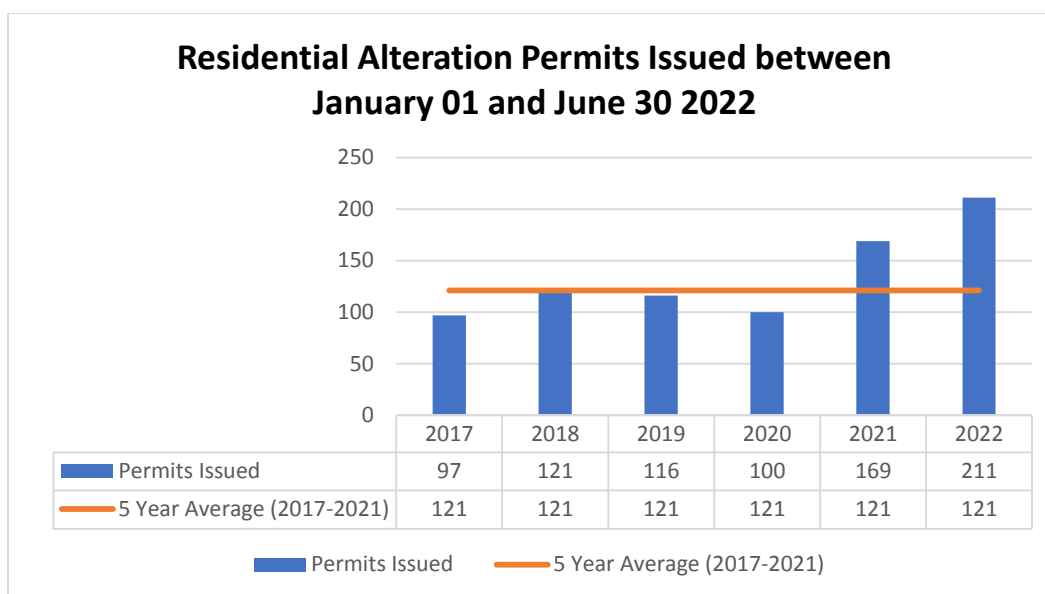


Housing and Minor Permits (Category 1 - 10 Day mandated turn-around time) were above average in January, February, March, May and June and were below average in April.

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, February, May and June, at the average in March and below average in April.



Residential Alteration Permits issued:

Residential alteration permits continue to increase, with 211 alteration permits issued between January 01 and June 30 2022 in comparison to the average of 121 permits issued over the same period in the previous five years.

New Accessory Residential Units (ARU's) Permitted:

Since Zoning By-Law Amendment 108-18 was enacted on June 12 2018, there has been an increase in permits submitted and issued for the construction of accessory dwellings, both within existing houses and in detached accessory structures. In the first half of 2022, 52 permits have been issued for the creation of an additional dwelling unit, in comparison to 29 in the same timeframe in 2021.

On June 29 2022, with Regional approval of Official Plan Amendment 51 to encourage individual lot intensification through the creation of up to two additional residential units, the City of Cambridge Zoning By-law Amendment 22-017 with respect to permitting up to two additional residential units (ARU's) per lot came into effect. The number of new residential units created under the new regulations will be reported in the Building Permit Statistics Report for Q3 of 2022, however as of the date this report was authored, there have been 11 building permits issued for units that would not have been permitted under the previous zoning requirements.

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 June 30 2022, the Building Division collected \$1,884,286 in permit revenue, which represents 56% of the 2022 annual budget for permit revenue. This is an increase of 43% over the average revenue collected of \$1,320,081 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 June 30, 2022.

PUBLIC VALUE:

Increased construction activity is expected as parts of Cambridge are 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 between January 01 and June 30 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:

When naming attachments please use the following format:

1. 22-104-CD Appendix A – Building Permit Statistics Q2 2022