

**To:** COUNCIL

**Meeting Date:** 2021/09/14

**Subject:** Building Permit Statistics – Second Quarter 2021

**Submitted By:** Dennis Purcell, Chief Building Official

**Prepared By:** Tanya Gies, Manager of Building

**Report No.:** 21-230(CD)

**File No.:** C1101

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## Recommendation

THAT Report 21-230(CD) Building Permit Statistics – Second Quarter 2021 be received as information.

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## 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 between Jan 2021 and June 30th 2021; and
  - A comparison of this information to previous years.

### Key Findings

- The total number of building permits issued between Jan 1 and June 30 2021 is 852, compared to 460 building permits issued by the end of Q2 of 2020, and compared to the five year average of 674.
- The construction value of permits issued between January 1 and June 30 2021 is \$286,650,391 while the construction value of permits issued by the end of Q2 of 2020 was \$76,684,082 and the five year average construction value of permits issued in the first half of the year is \$153,390,024.

- The number of permits issued for new residential units between January 1 and June 30 2021 is 566 compared to 95 new residential units by the end of Q2 2020 and the five year average of 332.
- Construction activity in the first half of 2021 is greater than average. Comparisons have been provided to both construction activity 2020, and the five year average of construction activity between 2016 and 2020.

## Financial Implications

- As of June 30 2021, \$2,216,147 has been collected in permit revenue. This is an increase of 82% over the average revenue collected of \$1,217,932 during this time frame in the years 2016 – 2020.
- The balance of the Building Permit Stabilization Reserve Fund at June 30, 2021 is \$3,137,135.

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## Background

This building permit report is provided to show construction activity in the municipality. The building permit statistics 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.

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## Analysis

### Strategic Alignment

PROSPERITY: To support and encourage the growth of a highly competitive local economy where there is opportunity for everyone to contribute and succeed.

Goal #2 - Governance and Leadership

Objective 2.2 Communicate often and make sure messages are clear, timely and delivered in a variety of ways.

The permit statistics for the first half of 2021 show an increase in construction activity in relation to the average permit activity in the first half of the previous five year period. Incoming permit applications and development planning information indicate construction activity will continue at an increase for the remainder of the year.

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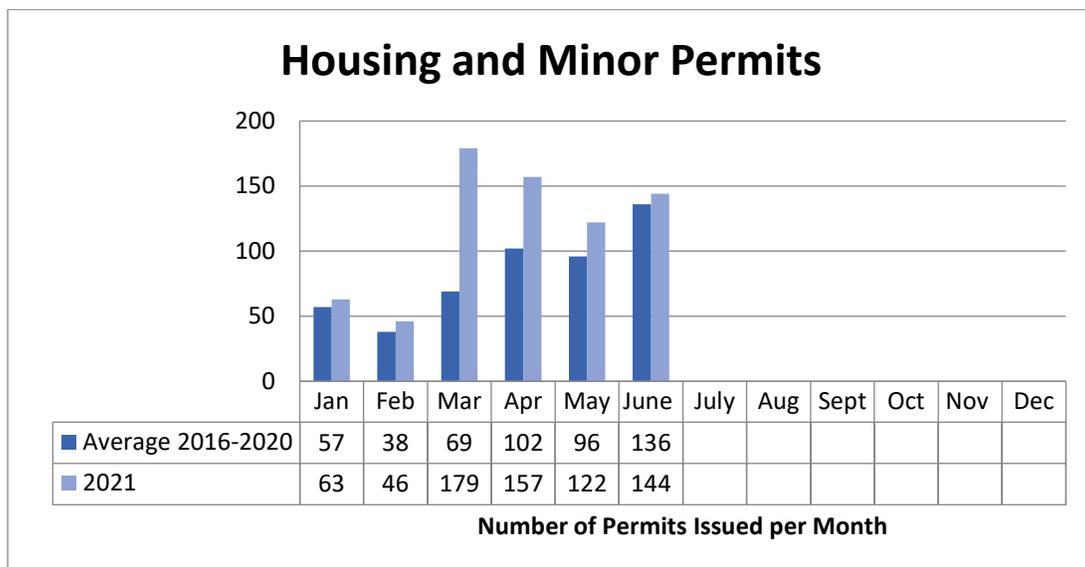
## Comments

The statistics for the first half of 2021 show an increase in construction activity in comparison to the average construction activity over the same time period in the previous five years.

Regulations implemented under the Reopening Ontario Act (O. Reg. 82/20) have had impact on construction activity in 2021. Restrictions were placed on some construction projects beginning January 12 2021, ending for residential construction projects February 10 2021, and restrictions lifted on all construction projects on February 16 2021.

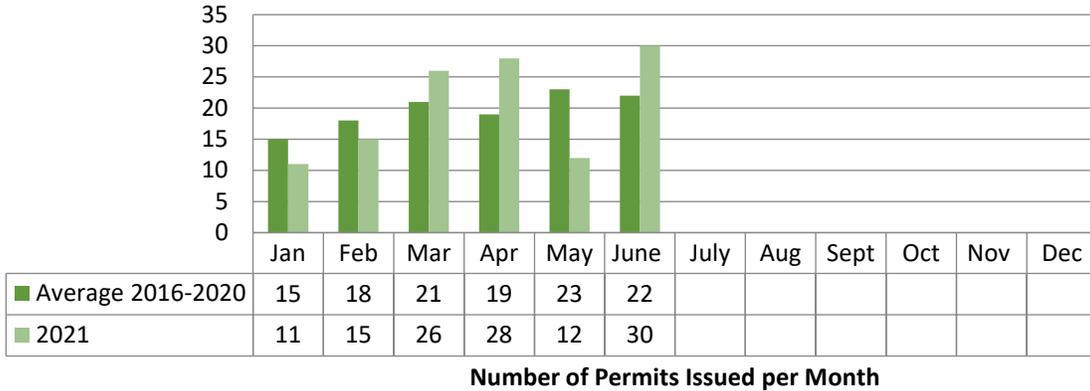
The Building Division provided full service for permit processing, including answering customer questions, intake of permit applications, processing permit fees and issuing building permits for all permit types during this timeframe. Additionally, the Building Division's site inspectors conducted site inspections in the first two quarters for all construction projects considered essential and conducted investigations when required. All restrictions on construction were lifted when Waterloo Region moved into Stage 1 on June 11.

A comparison of the number of permits issued in the first half of 2021 against the average number of permits issued over the previous 5 years is as follows:



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

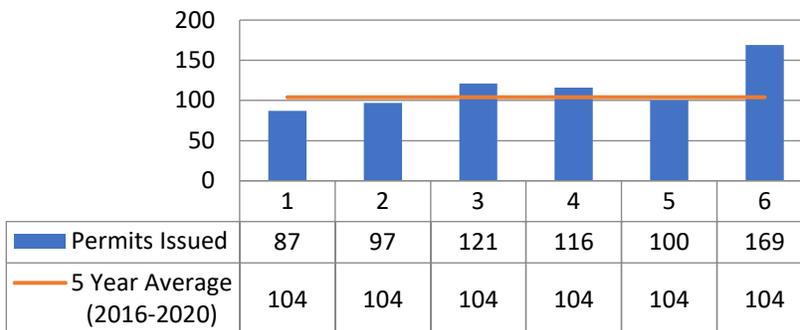
## Industrial, Commercial, Institutional & Large Residential Permits



**Industrial, Commercial and Institutional projects** (Categories 2, 3 and 4 - 15, 20 & 30 Day Turn Around times) were below average in January, February and May, and above average in March, April and June.

## Residential Alteration Permits

Issued between Jan 01 and June 30



Residential alteration permits continue to increase, with 169 alteration permits issued in the first half of 2021 in comparison to the average of 104 permits issued over the same period in the previous five years.

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 addition of a secondary suite, both within existing houses and in detached accessory structures. In the first half of 2021, 29 permits have been issued for the creation of an accessory dwelling.

It is recommended that Building Permit Statistics for the second quarter of 2021 be received as information.

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## Existing Policy/By-Law

Building By-law 44-12 Being a Bylaw under the *Building Code Act* respecting construction, demolition, change of use, occupancy, transfer of permits and inspections.

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## Financial Impact

As of June 31 2021, the Building Division collected \$2,216,147 in permit revenue. This is an increase of 82% over the average revenue collected of \$1,217,932 during this time frame in the years 2016 – 2020.

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 currently has a healthy balance of \$3.13 million.

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## Public Input

Posted publicly as part of the report process.

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## Internal/External Consultation

There was no internal/external consultation undertaken.

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## Conclusion

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

The statistics show there is a significant increase in construction activity in the first half of 2021 in comparison to both the first half of 2020 and the average over the previous 5 years. Providing this report to Council and making it publicly available supports the City's strategic objective of timely, accurate information sharing with a range of audiences.

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## Signature

### Division Approval



**Name: Dennis Purcell**  
**Title: Chief Building Official**

Reviewed by the CFO

Reviewed by Legal Services

## Departmental Approval



**Name: Hardy Bromberg**

**Title: Deputy City Manager – Community Development**

## City Manager Approval



**Name: David Calder**

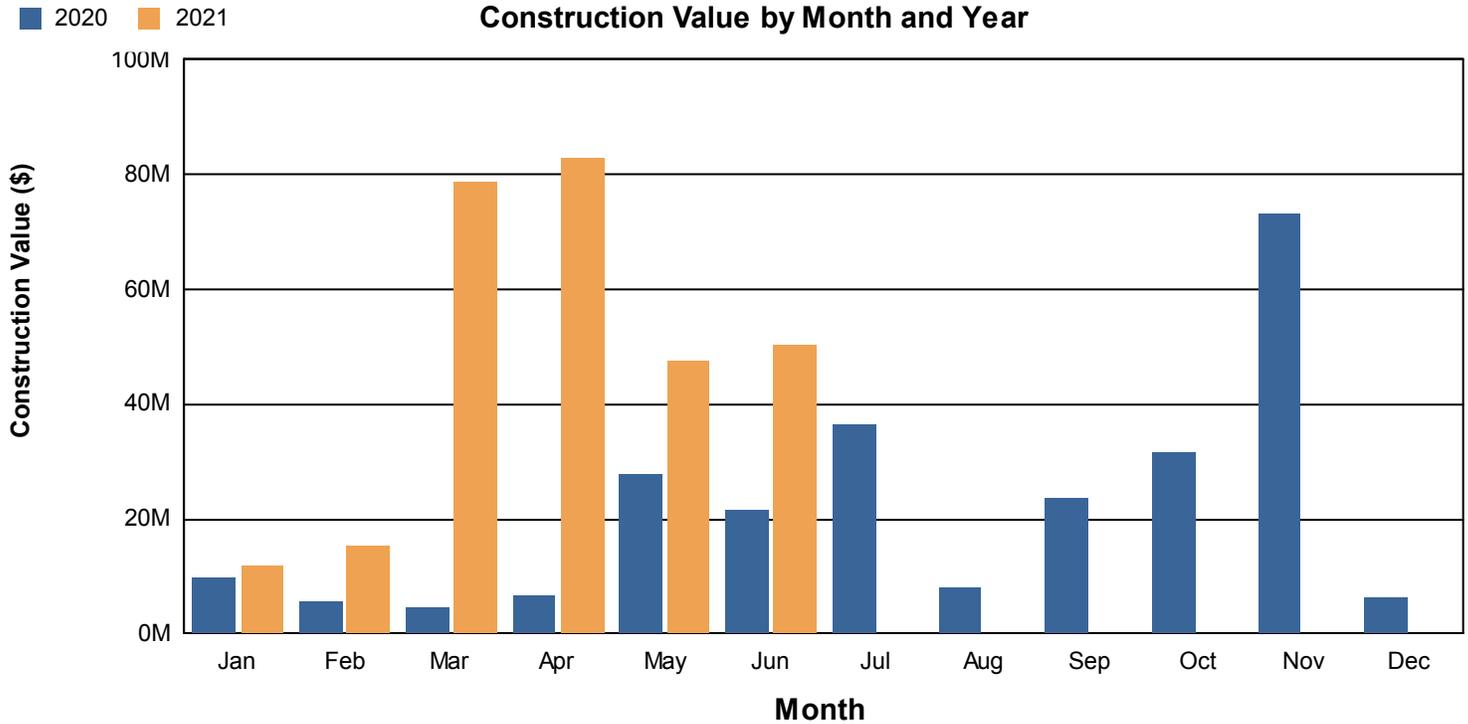
**Title: City Manager**

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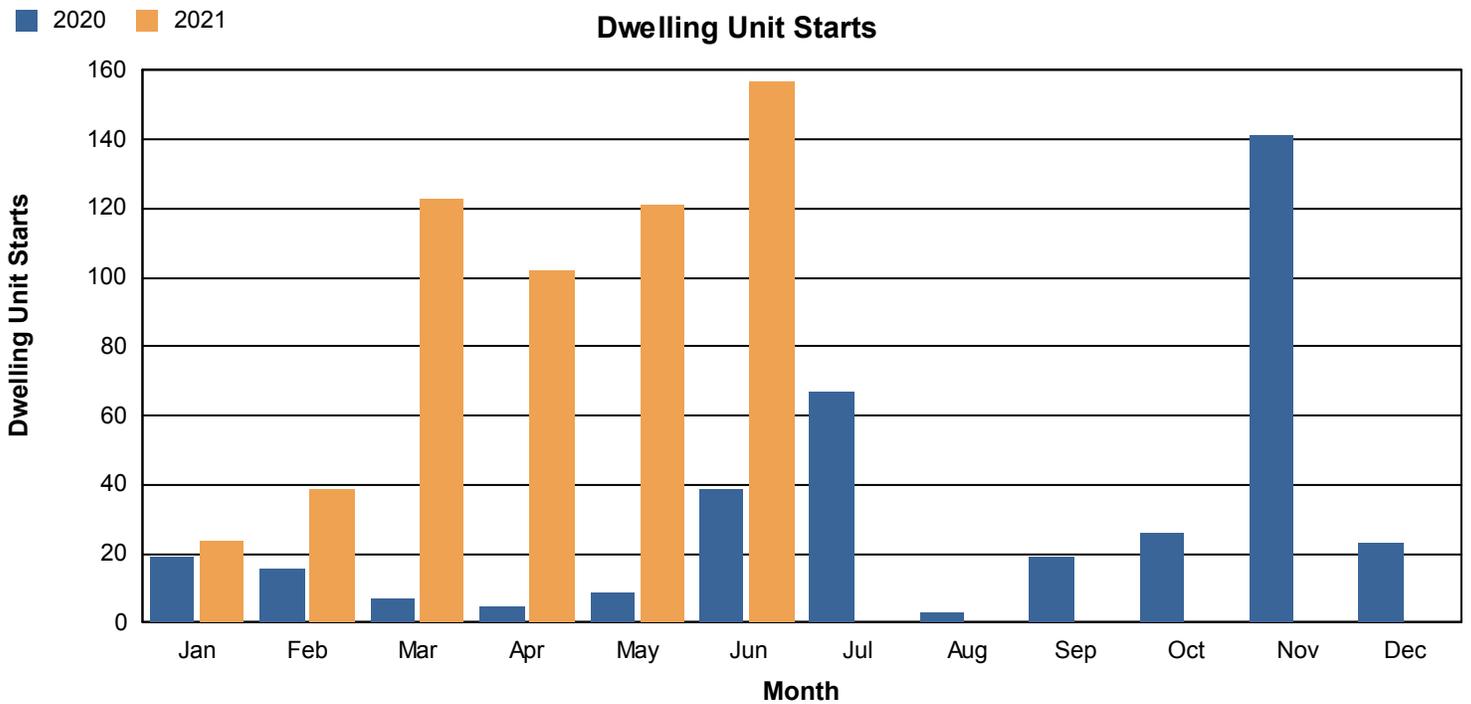
## Attachments

- Appendix A - Building Permit Statistics Report – First Half of 2021

**852 Permits Issued Year to Date  
Total Construction Value of \$286,650,391**



**June 2021 - 157 Units Started**



# Building Permits Statistics June 2021

PERMITS ISSUED JANUARY TO JUNE							
		2021			2020		
Classification	Description	Permit	Value	Units	Permit	Value	Units
<b>Residential</b>	New House	41	17,102,294	41	25	11,467,474	25
	New Townhouse	313	97,985,784	438	55	10,292,828.80	50
	Low Rise, New-Add-Alt	1	200,000	0	0	0	0
	High Rise, New-Add-Alt	6	13,708,900	55	0	0	0
	House - Alteration *	169	9,633,672	29	100	4,287,028	20
	Deck/Porch	49	843,014	0	39	1,195,901	0
	Accessory Structure	35	1,224,992	3	21	531,000	0
	Foundation Only	2	885,000	0	1	10,000	0
	<b>Total</b>	<b>616</b>	<b>141,583,656</b>	<b>566</b>	<b>241</b>	<b>27,784,232</b>	<b>95</b>
<b>Assembly</b>	Alteration	13	56,000,533	0	8	3,587,099	0
	New/Addition	1	288,000	0	1	1,300,000	0
	School Portable	0	0	0	5	110,000	0
<b>Institutional</b>	Alteration	3	8,700,000	0	2	238,000	0
	New/Addition	0	0	0	0	0	0
<b>Office/Personal Service</b>	Alteration	14	5,283,650	0	18	2,502,670	0
	New/Addition	2	16,500,000	0	0	0	0
<b>Commercial</b>	Alteration	15	4,064,900	0	17	3,325,575	0
	New/Addition	1	1,026,125	0	0	0	0
<b>Industrial</b>	Alteration	16	4,600,000	0	15	9,288,633	0
	New/Addition	7	38,766,294	0	4	16,106,000	0
	<b>Total</b>	<b>72</b>	<b>135,229,502</b>	<b>0</b>	<b>70</b>	<b>36,457,977</b>	<b>0</b>
<b>Other</b>	Agricultural Building	0	0	0	0	0	0
	Change of Use	0	0	0	0	0	0
	Conditional Permits	1	150,000	0	1	2,000,000	0
	Demolition	21	1,791,200	0	14	361,000	0
	Designated Structures	11	444,600	0	1	15,000	0
	Foundation - Non Res	4	498,000	0	3	3,515,000	0
	Miscellaneous Permits	15	2,815,827	0	15	983,624	0
	Permanent Signs	38	513,767	0	34	4,739,585	0
	Plumbing Only	69	3,590,339	0	73	750,665	0
Temporary Tent	5	33,500	0	8	77,000	0	
	<b>Total</b>	<b>164</b>	<b>9,837,233</b>	<b>0</b>	<b>149</b>	<b>12,441,874</b>	<b>0</b>
<b>Grand Total</b>		<b>852</b>	<b>286,650,391</b>	<b>566</b>	<b>460</b>	<b>76,684,082</b>	<b>95</b>

\* New units created through a House Alteration permit includes:

- Secondary suites
- Division of single detached to duplex

The new unit # indicated the number of newly created units.