

**DATE:** December 3, 2012

**REPORT NO.** CD2012-229

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

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

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**1.0 TYPE OF REPORT** **CONSENT ITEM [ X ]**  
**ITEM FOR CONSIDERATION [ ]**

**2.0 TOPIC**

Monthly Status Report of Construction Activity – October 2012

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**3.0 RECOMMENDATION**

THAT report # CD2012-229, 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 \$7.402 million for permits issued in October 2012. This month the construction value shows an increase of \$4.520 million in comparison with the same period from last year.

Increases are seen in several sectors, however, the largest increases are seen in the Commercial and the Institutional & Government Sectors. The Commercial Sector saw an increase in construction value due to 6 permits being issued for commercial development with a construction value of \$2.098 million compared with October 2011, when 9 permits were issued with a construction value of only \$0.287 million. The largest permit in October 2012 was the phase 2 permit for a mixed use development at 53 Dalhousie Street, which had a construction value of \$1.400 million.

The Institutional & Government Sector also saw an increase in October 2012 due to 3 permits being issued with a total construction value of \$2.051, compared with October 2011, when there were 4 permits issued with a construction value of \$0.421 million. The largest this month was the issuance of a permit to the Catholic District School Board for the construction of a \$1.800 million addition to St. Marguerite Bourgeois at 60 Clench Ave.

The year-to-date construction activity of \$126.342 million exceeds last year's total of \$84.012 million over the same time period, and also exceeds last year's year-end total construction value of \$90.794 million. It should also be noted that a total of 790 building permits have been issued in 2012, which when compared to last year, is a slight decrease from the 805 building permits issued over the same time period.

During the month of October 2012 this office conducted 1290 inspections related to building construction. This month the number of inspections conducted is comparable to last year's total, when 1250 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 \$126 million and are also encouraged by the number of permits issued to date this year.

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

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**Gregory Dworak, MCIP, RPP**  
General Manager,  
Community Services

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

Attachment:

- Appendix A – October 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  
OCTOBER 2012  
SUMMARY**

	<u>2011</u>	<u>2012</u>
NUMBER OF PERMITS ISSUED THIS MONTH	75	39
VALUE OF PERMITS ISSUED THIS MONTH	\$2,882,000.00	\$7,402,000.00
NUMBER OF PERMITS ISSUED YEAR TO DATE	805	790
VALUE OF PERMITS ISSUED YEAR TO DATE	\$84,012,000.00	\$126,342,000.00

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

MONTHLY BUILDING STATISTICS      OCTOBER 2012

<u>Category</u>	<u>2011</u>		<u>2012</u>	
	<u>Permit</u>	<u>Value</u>	<u>Permit</u>	<u>Value</u>
Industrial	9	\$474,000.00	7	\$1,763,000.00
Commercial	9	\$287,000.00	6	\$2,098,000.00
Institutional & Government	4	\$421,000.00	3	\$2,051,000.00
Single Family Dwellings	8	\$1,102,000.00	11	\$1,259,000.00
Duplex, Triplex, Fourplex	0	\$0.00	0	\$0.00
Multiple Residential (New)	0	\$0.00	0	\$0.00
Residential (Accessory, Alterations, Additions)	45	\$598,000.00	12	\$231,000.00
Total	75	\$2,882,000.00	39	\$7,402,000.00

Demolition Permits

Demolition Permits Issued This Month 0

Total Number of Demolition Permits Issued This Year: 28

Total Number of Dwelling Units Demolished This Year: 14

Conversion Permits

Conversion Permits Issued This Month: 0

Total Number of Conversion Permits Issued This Year: 2

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>
20 MORRISON RD	BRANTFORD CITY	Accessory	New	\$782,000.00
34 SPALDING DR	APOTEX PHARMACHEM INC	Manufacturing	Addition	\$600,000.00
1 FERRERO BLVD	FERRERO CANADA LIMITED	Manufacturing	Addition	\$200,000.00
131 SAVANNAH DR	KGR POWER INC	Manufacturing	Other	\$88,000.00

COMMERCIAL

<u>ADDRESS</u>	<u>OWNER / OCCUPANT</u>	<u>TYPE OF WORK</u>		<u>VALUE</u>
53 DALHOUSIE ST	VICANO DEVELOPMENTS LIMITED	Mixed Use	Alteration	\$1,400,000.00
50 MARKET ST S	SOBEYS LAND HOLDINGS LIMITED	Retail Store	New	\$660,000.00

INSTITUTIONAL / GOVERNMENT

<u>ADDRESS</u>	<u>OWNER / OCCUPANT</u>	<u>TYPE OF WORK</u>		<u>VALUE</u>
60 CLENCH AVE	CATHOLIC DISTRICT SCHOOL BD	School - Elementary	Addition	\$1,800,000.00
254 NORTH PARK ST	BRANTFORD CITY WAYNE GRETZKY	Public Building	New	\$250,000.00

SINGLE FAMILY DWELLINGS

<u>LOT</u>	<u>ADDRESS</u>	<u>BUILDER</u>	<u>ONHWP #</u>	<u>VALUE</u>
	54 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$125,000.00
	42 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$125,000.00
	92 CHARLOTTE ST			\$125,000.00
	60 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$121,000.00
	46 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$121,000.00
	44 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$121,000.00
	36 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$121,000.00
	48 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$110,000.00
	70 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$106,000.00
	35 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$92,000.00
	29 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$92,000.00

DUPLEX, TRIPLEX, FOURPLEX

<u>ADDRESS</u>	<u>OWNER / OCCUPANT</u>	<u>TYPE OF WORK</u>	<u># OF UNITS</u>	<u>VALUE</u>
NIL				

MULTI-FAMILY RESIDENTIAL (NEW)

<u>ADDRESS</u>	<u>OWNER / OCCUPANT</u>	<u>TYPE OF WORK</u>	<u># OF UNITS</u>	<u>VALUE</u>
NIL				

OTHER

<u>ADDRESS</u>	<u>OWNER / OCCUPANT</u>	<u>TYPE OF WORK</u>	<u>VALUE</u>
44 ADMIRAL RD		Single Family	\$100,000.00
219 GRAND ST		Single Family Addition	\$75,000.00

## 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	51	\$3,725,000.00	65	\$47,133,000.00
Commercial	145	\$14,211,000.00	115	\$19,252,000.00
Institutional & Government	47	\$28,570,000.00	45	\$25,398,000.00
Single Family Dwellings	117	\$16,058,000.00	169	\$23,315,000.00
Duplex, Triplex, Fourplex	2	\$455,000.00	4	\$720,000.00
Multiple Residential (New)	21	\$14,582,000.00	12	\$4,828,000.00
Residential (Accessory, Alterations, Additions)	422	\$6,411,000.00	380	\$5,696,000.00
Total	805	\$84,012,000.00	790	\$126,342,000.00

## YEAR TO DATE HOUSING UNITS

	<u>2011</u>	<u>2012</u>
Single Family	117	169
Duplexes, Semi-Detached	4	8
Triplexes	0	0
Fourplexes	0	0
Townhouses	93	53
Apartments	63	74
Conversions	21	2
Group Homes	0	0
Total Units	298	306