

DATE: January 14, 2013

REPORT NO. CD2013-007

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 – November 2012

3.0 RECOMMENDATION

THAT report # CD2013-007, 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 \$11.435 million for permits issued in November 2012. This month the construction value shows an increase of \$8.538 million in comparison with the same period from last year.

Increases are seen in several sectors, however, the largest increases are seen in the Industrial and the Commercial Sectors. The Industrial Sector saw an increase in construction value due to 9 permits being issued for industrial development with a construction value of \$5.060 million compared with November 2011, when 2 permits were issued with a construction value of only \$78 thousand. The largest permit in November 2012 was the alteration permit for the installation of a racking system for Ferrero Canada Limited, which had a construction value of \$3.830 million.

The Commercial Sector also saw an increase in November 2012 due to 19 permits being issued with a total construction value of \$3.779, compared with November 2011, when there were 11 permits issued with a construction value of \$0.709 million. The largest this month was the issuance of a permit to 410 Fairview Drive Inc., for a permit to complete alterations to subdivide the existing Zellers store, which had a construction value of \$3.000 million.

The year-to-date construction activity of \$137.652 million exceeds last year’s total of \$86.909 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 858 building permits have been issued in 2012, which is consistent with last year, when 860 building permits were issued over the same time period.

During the month of November 2012 this office conducted 1337 inspections related to building construction. This month the number of inspections conducted is comparable to last year’s total, when 1133 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 \$137 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 – November 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
NOVEMBER 2012
SUMMARY**

	<u>2011</u>	<u>2012</u>
NUMBER OF PERMITS ISSUED THIS MONTH	55	69
VALUE OF PERMITS ISSUED THIS MONTH	\$2,897,000.00	\$11,435,000.00
NUMBER OF PERMITS ISSUED YEAR TO DATE	860	858
VALUE OF PERMITS ISSUED YEAR TO DATE	\$86,909,000.00	\$137,652,000.00

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

MONTHLY BUILDINGNOVEMBER 2012

<u>Category</u>	<u>2011</u>		<u>2012</u>	
	<u>Permit</u>	<u>Value</u>	<u>Permit</u>	<u>Value</u>
Industrial	2	\$78,000.00	9	\$5,060,000.00
Commercial	11	\$709,000.00	19	\$3,779,000.00
Institutional & Government	2	\$75,000.00	3	\$34,000.00
Single Family Dwellings	7	\$1,003,000.00	8	\$833,000.00
Duplex, Triplex, Fourplex	0	\$0.00	0	\$0.00
Multiple Residential (New)	1	\$496,000.00	2	\$1,054,000.00
Residential (Accessory, Alterations, Additions)	32	\$536,000.00	28	\$675,000.00
Total	55	\$2,897,000.00	69	\$11,435,000.00

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: 1

66-68 QUEEN ST (Conversion (Res - Multiple to Multiple), 2 Units Created

Total Number of Conversion Permits Issued This Year: 3

Cancelled Permits

Cancelled Permits This Month: 1

92 CHARLOTTE ST (Single Family – New), Total Construction Value: \$125,000.00

Total Number of Cancelled Permits This Year: 1

Total Construction Value of Cancelled Permits This Year: \$125,000.00

Total Number of Cancelled Dwelling Units This Year: 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>
1 FERRERO BLVD	FERRERO CANADA LIMITED	Warehouse	Alteration	\$3,830,000.00
1 FERRERO BLVD	FERRERO CANADA LIMITED	Manufacturing	New	\$800,000.00
300 HENRY ST	300 HENRY STREET (BRANTFORD)	Manufacturing	Alteration	\$330,000.00

COMMERCIAL

<u>ADDRESS</u>	<u>OWNER / OCCUPANT</u>	<u>TYPE OF WORK</u>		<u>VALUE</u>
410 FAIRVIEW DR	410 FAIRVIEW DRIVE INC	Retail Store	Alteration	\$3,000,000.00
66 QUEEN ST	MAHALO CORPORATION	Mixed Use	Other	\$250,000.00
495 PARK RD N	MCCLEISTER FUNERAL HOME	Funeral Home	Addition	\$200,000.00
84 LYNDEN RD	7864426 CANADA INC	Retail Store	New	\$175,000.00
61 LYNDEN RD	SALGREEN REALTY LIMITED	Fast Food Restaurant	Alteration	\$150,000.00
265 KING GEORGE RD	NORTHRIDGE PROPERTIES LTD	Personal Service Store	Alteration	\$130,000.00

INSTITUTIONAL / GOVERNMENT

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

SINGLE FAMILY DWELLINGS

<u>LOT</u>	<u>ADDRESS</u>	<u>BUILDER</u>	<u>ONHWP #</u>	<u>VALUE</u>
	58 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$137,000.00
	50 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$124,000.00
	20 GLENWOOD DR	MIKE DUBECKI HOMES LIMITED	10822	\$120,000.00
	26 MERCER AVE	EMPIRE COMMUNITIES LTD	30552	\$106,000.00
	49 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$91,000.00
	37 BISSET AVE	EMPIRE COMMUNITIES LTD	30552	\$91,000.00
	44 ENGLISH LANE	EMPIRE COMMUNITIES LTD	30552	\$84,000.00
	52 ENGLISH LANE	EMPIRE COMMUNITIES LTD	30552	\$80,000.00

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>
188-196 THOMAS AVE	BROOKFIELD HOMES (ONTARIO)	Block Townhouse New	5	\$600,000.00
78-88 BISSET AVE	EMPIRE COMMUNITIES LTD	Block Townhouse New	6	\$454,000.00

OTHER

<u>ADDRESS</u>	<u>OWNER / OCCUPANT</u>	<u>TYPE OF WORK</u>	<u>VALUE</u>
150 DARLING ST	TIMBERCREEK OPPORTUNITY	Apartment Building Alteration	\$200,000.00

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	53	\$3,903,000.00	74	\$52,193,000.00
Commercial	156	\$14,920,000.00	134	\$23,031,000.00
Institutional & Government	49	\$28,645,000.00	48	\$25,432,000.00
Single Family Dwellings	124	\$17,061,000.00	176	\$24,023,000.00
Duplex, Triplex, Fourplex	2	\$455,000.00	4	\$720,000.00
Multiple Residential (New)	22	\$15,078,000.00	14	\$5,882,000.00
Residential (Accessory, Alterations, Additions)	454	\$6,947,000.00	408	\$6,371,000.00
Total	860	\$86,909,000.00	858	\$137,652,000.00

YEAR TO DATE HOUSING UNITS

	<u>2011</u>	<u>2012</u>
Single Family	124	176
Duplexes, Semi-Detached	4	8
Triplexes	0	0
Fourplexes	0	0
Townhouses	97	64
Apartments	63	73
Conversions	21	4
Group Homes	0	0
Total Units	309	325