



Staff Report

Planning and Development Services – Building Division

Report To: Committee of the Whole
Meeting Date: March 23, 2021
Report Number: PDS.21.033
Subject: Year End 2020 Building Permit Statistics Summary
Prepared by: Tim Murawsky, Manager Building Services, CBO

A. Recommendations

THAT Council receive Staff Report PDS.21.033, entitled “Year End 2020 Building Permit Statistics Summary” for information purposes.

B. Overview

Building Permit Statistics summary for period ending December 31, 2020 including 3-year average trends and Year End 2020 information for building permit activity, construction values, inspections, property reports, and revenues.

C. Background

This report and the attachment provide a high-level overview into a number of key indicators as a basis for evaluating economic impact and trends, devising strategies, and determining the appropriate level of resources required to meet timelines legislated in the Ontario Building Code.

D. Analysis

12-Month Period Ending December 31/20

The Building Services Division faced many challenges throughout 2020 due to the rapid growth within the community, staff retirements, new employees, and the ever-changing complexities from the Covid pandemic. New procedures were implemented to keep staff safe during the pandemic while continuing to provide the required level of service mandated under the *Ontario Building Code*. Staff were able to adapt to the lockdown restrictions by altering work schedules and working remotely, while continuing with the intake of building permits, inspection of buildings and responding to inquiries.

The first quarter of the year began with an average level of construction activity leading into the spring construction season. This is consistent with previous year’s activity. In the second

quarter the provincial restrictions associated with the pandemic affected the building department procedures by restricting the issuance of building permits for non-essential buildings and prohibiting inspections within occupied buildings. These restrictions attributed to the low number of permit applications and the issuance of permits for the month of April. Once the restrictions were removed, the pace of construction activities quickly resumed and building statistics confirm construction activity was close to the three-year average for the second and third quarter. Building activity in the last quarter was surprisingly strong with an unusually high number of permit applications and increased demands for building inspections. The department issued 219 building permits in the last quarter, which included 160 permits for new dwellings.

Year-end statistics for 2020 recorded revenue increasing to over \$1.5 million, an increase of over 25% from 2019 figures. The number of new dwelling units also substantially increased to 429 new dwelling units, well above the 2019 total of 320 dwelling units. The high number of permits for new dwellings can be attributed to an unusually high number of applications received and processed in the months of November and December and the availability of serviced land.

At this time, construction activity is expected to remain strong in 2021. Many building contractors have stated that they are booked solid for the year and are booking into 2022. Most attribute the Covid pandemic for creating a strong demand for individuals to relocate from high density urban environments to less populated communities such as the Southern Georgian Bay Area.

Year	New Dwelling Units	No. of Permits Issued	Construction Value	Inspections	Zoning & Property Reports
2017	353	674	\$185,347,013	3400	228
2018	201	589	\$161,170,029	3387	152
2019	320	584	\$181,611,294	3917	148
2020	429	649	\$214,022,941	4035	171

E. Strategic Priorities

1. Communications and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders.

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

None

G. Financial Impact

The total amount of Building Permit fees is required, under the Building Code Act, to meet the total costs for administration and enforcement of the Building Code Act and Building Code regulations. The actual 2020 revenue was above the budget projection.

The financial information provided in this report is based on unaudited numbers and is subject to change following the review of corporate financial statements by external auditors.

H. In consultation with

Arianna Vegter, Zoning Compliance Coordinator

I. Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Comments regarding this report should be submitted to Tim Murawsky, cbo@thebluemountains.ca

J. Attached

1. Monthly Building Permit Activity

Respectfully submitted,

Tim Murawsky, CBO
Manager Building Services

Nathan Westendorp, RPP, MCIP
Director of Planning and Development Services

For more information, please contact:

Tim Murawsky

cbo@thebluemountains.ca

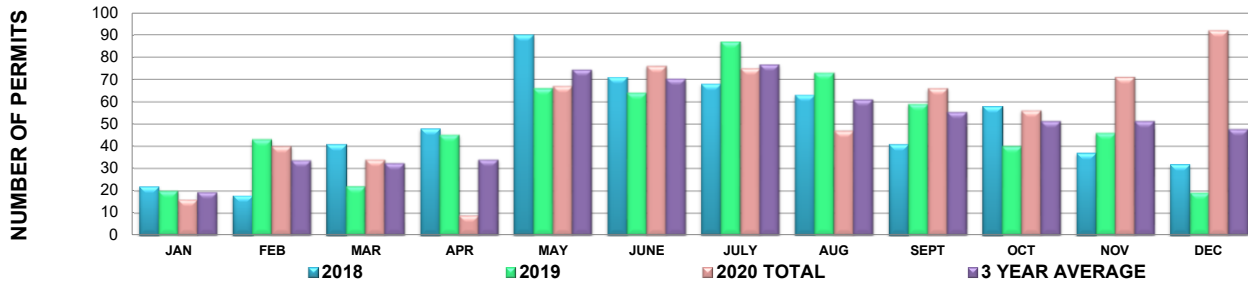
519-599-3131 extension 261



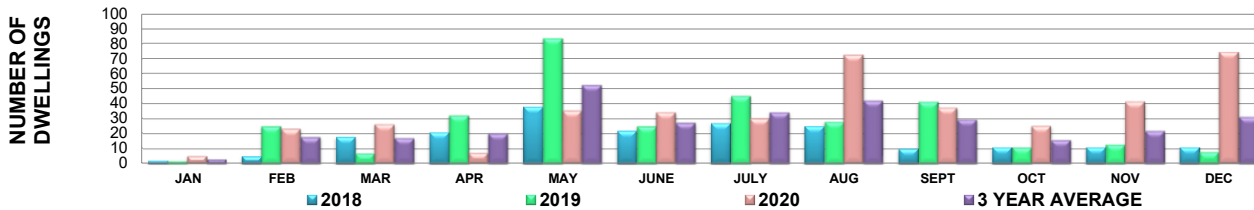
**TOWN OF THE BLUE MOUNTAINS
MONTHLY BUILDING PERMIT ACTIVITY
DECEMBER 2020**

	TOTAL PERMITS ISSUED			DWELLING UNITS ISSUED									ESTIMATED CONSTRUCTION VALUE		
	2018	2019	2020	2018	MULTI (# OF UNITS) 2018	SDD OR SEMI 2018	2019	MULTI (# OF UNITS) 2019	SDD OR SEMI 2019	2020	MULTI (# OF UNITS) 2020	SDD OR SEMI 2020	2018	2019	2020
JAN	22	20	16	2	0	2	2	0	2	5	0	5	\$ 4,159,650.00	\$ 1,808,150.00	\$ 3,202,300.00
FEB	18	43	40	5	0	5	25	0	25	23	6	17	\$ 3,150,700.00	\$ 10,837,500.00	\$ 12,398,433.00
MAR	41	22	34	18	0	18	7	0	7	26	5	21	\$ 14,878,900.00	\$ 3,018,895.00	\$ 9,060,725.00
Q1	81	85	90	25	0	25	34	0	34	54	11	43	\$ 22,189,250.00	\$ 15,664,545.00	\$ 24,661,458.00
APR	48	45	9	21	0	21	32	0	32	7	0	7	\$ 13,448,245.00	\$ 17,219,750.00	\$ 3,174,400.00
MAY	90	66	67	38	0	38	83	61	22	35	0	35	\$ 28,490,290.00	\$ 34,745,940.00	\$ 25,211,450.00
JUNE	71	64	76	22	0	22	25	6	19	34	7	27	\$ 13,733,000.00	\$ 19,344,150.00	\$ 21,171,675.00
Q2	209	175	152	81	0	81	140	67	73	76	7	69	\$ 55,671,535.00	\$ 71,309,840.00	\$ 49,557,525.00
JULY	68	87	75	27	0	27	45	9	36	30	3	27	\$ 27,515,300.00	\$ 26,271,907.00	\$ 22,018,127.00
AUG	63	73	47	25	0	25	28	11	17	72	59	13	\$ 12,253,447.00	\$ 17,868,550.00	\$ 21,702,864.00
SEPT	41	59	66	10	0	10	41	30	11	37	17	20	\$ 7,370,447.00	\$ 17,912,900.00	\$ 17,429,485.00
Q3	172	219	188	62	0	62	114	50	64	139	79	60	\$ 47,139,194.00	\$ 62,053,357.00	\$ 61,150,476.00
OCT	58	40	56	11	0	11	11	2	9	45	28	17	\$ 11,092,100.00	\$ 9,180,300.00	\$ 21,199,186.00
NOV	37	46	71	11	0	11	13	4	9	41	8	33	\$ 13,587,500.00	\$ 10,407,852.00	\$ 24,203,292.00
DEC	32	19	92	11	0	11	8	0	8	74	30	44	\$ 11,490,450.00	\$ 12,995,400.00	\$ 33,251,004.00
Q4	127	105	219	33	0	33	32	6	26	160	66	94	\$ 36,170,050.00	\$ 32,583,552.00	\$ 78,653,482.00
YTD	589	584	649	201	0	201	320	123	197	429	163	266	\$ 161,170,029.00	\$ 181,611,294.00	\$ 214,022,941.00

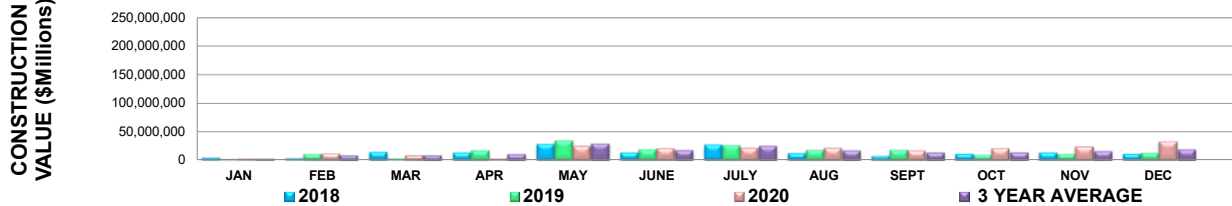
NUMBER OF PERMITS ISSUED



NUMBER OF DWELLINGS ISSUED



CONSTRUCTION VALUE OF PERMITS ISSUED



Nov-20

SUMMARY - PERMITS ISSUED & CONSTRUCTION VALUE

Type of Permit Issued	# of Permits Issued	Estimated Construction Value
DW: Single/Semi/Town & Multiple	74	\$ 31,058,500.00
Additions/Renos/Decks & Accessory	10	\$ 917,500.00
Demolition	4	\$ 49,500.00
Non-Res 250K >	0	\$ -
Farm	0	\$ -
Miscellaneous	4	\$ 1,225,504.00
Total Permits Issued:	92	
Total Est Constr Value:		\$ 33,251,004.00



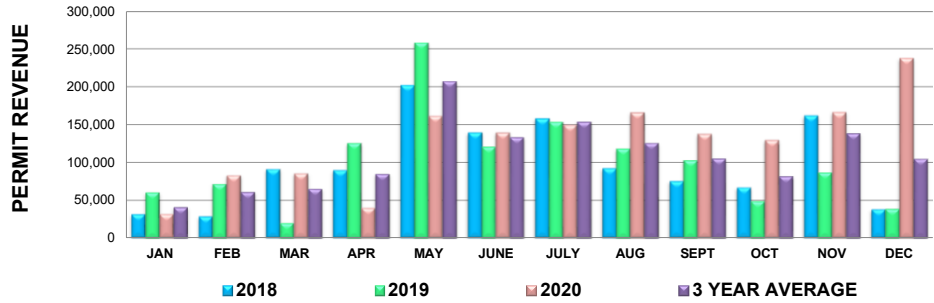


TOWN OF THE BLUE MOUNTAINS MONTHLY BUILDING PERMIT ACTIVITY DECEMBER 2020

BUILDING - PERMIT & INSPECTIONS REVENUE

	2018	2019	2020
JAN	\$ 31,250.00	\$ 60,454.00	\$ 31,582.00
FEB	\$ 28,516.00	\$ 71,761.00	\$ 82,742.00
MAR	\$ 90,815.00	\$ 20,252.00	\$ 85,107.00
Q1	\$ 150,581.00	\$ 152,467.00	\$ 199,431.00
APR	\$ 89,370.00	\$ 125,666.00	\$ 39,695.00
MAY	\$ 202,090.00	\$ 258,159.00	\$ 161,270.00
JUNE	\$ 139,236.00	\$ 121,003.00	\$ 139,200.00
Q2	\$ 430,696.00	\$ 504,828.00	\$ 340,165.00
JULY	\$ 158,018.00	\$ 153,604.00	\$ 149,254.00
AUG	\$ 91,892.00	\$ 118,573.00	\$ 165,764.00
SEPT	\$ 75,248.00	\$ 103,167.00	\$ 137,653.00
Q3	\$ 325,158.00	\$ 375,344.00	\$ 452,671.00
OCT	\$ 66,657.00	\$ 49,189.00	\$ 129,624.00
NOV	\$ 161,727.00	\$ 86,998.00	\$ 166,276.16
DEC	\$ 37,822.00	\$ 39,192.00	\$ 237,715.00
Q4	\$ 266,206.00	\$ 175,379.00	\$ 533,615.16
TOTAL	1,172,641.00	1,208,018.00	1,525,882.16

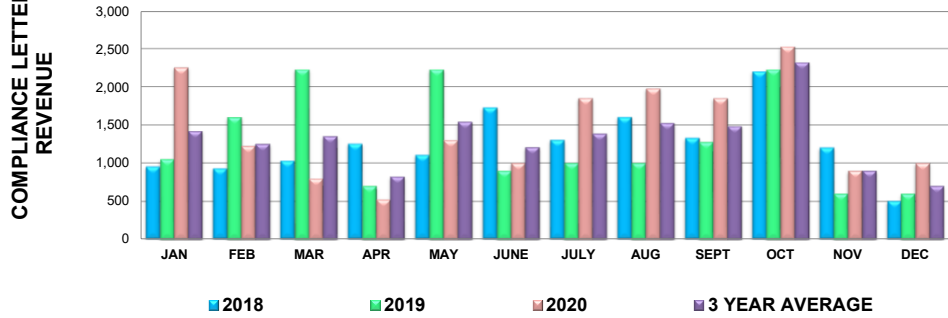
REVENUE - BUILDING PERMITS



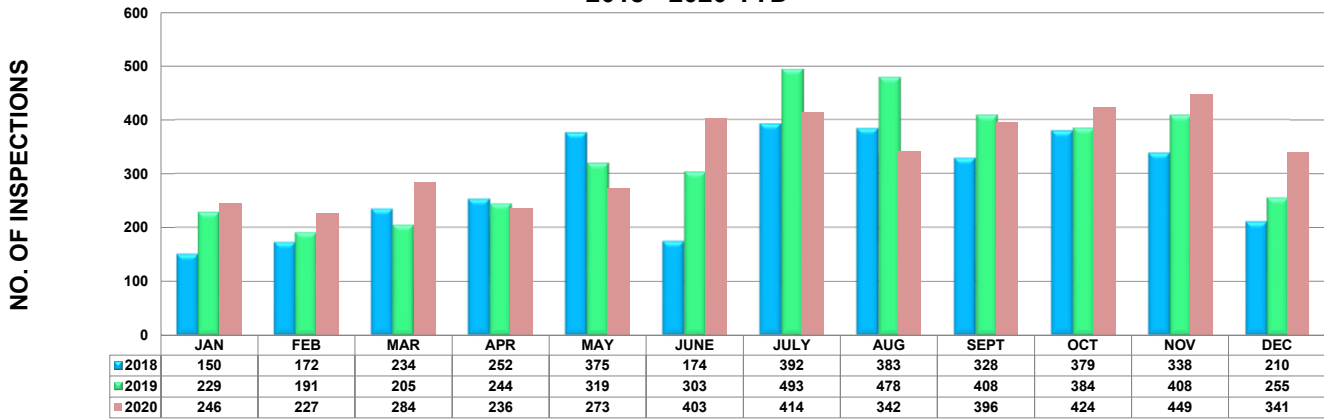
BUILDING - COMPLIANCE LETTER REVENUE

	2018	2019	2020
JAN	\$ 950.00	\$ 1,050.00	\$ 2,250.00
FEB	\$ 925.00	\$ 1,600.00	\$ 1,225.00
MAR	\$ 1,025.00	\$ 2,225.00	\$ 800.00
Q1	\$ 2,900.00	\$ 4,875.00	\$ 4,275.00
APR	\$ 1,250.00	\$ 700.00	\$ 525.00
MAY	\$ 1,100.00	\$ 2,225.00	\$ 1,300.00
JUNE	\$ 1,725.00	\$ 900.00	\$ 1,000.00
Q2	\$ 4,075.00	\$ 3,825.00	\$ 2,825.00
JULY	\$ 1,300.00	\$ 1,000.00	\$ 1,850.00
AUG	\$ 1,600.00	\$ 1,000.00	\$ 1,975.00
SEPT	\$ 1,325.00	\$ 1,275.00	\$ 1,850.00
Q3	\$ 4,225.00	\$ 3,275.00	\$ 5,675.00
OCT	\$ 2,200.00	\$ 2,225.00	\$ 2,525.00
NOV	\$ 1,200.00	\$ 600.00	\$ 900.00
DEC	\$ 500.00	\$ 600.00	\$ 1,000.00
Q4	\$ 3,900.00	\$ 3,425.00	\$ 4,425.00
TOTAL	\$ 15,100.00	\$ 15,400.00	\$ 17,200.00

REVENUE - COMPLIANCE LETTERS



BUILDING SERVICES: INSPECTION SUMMARY 2018 - 2020 YTD





**TOWN OF THE BLUE MOUNTAINS
MONTHLY BUILDING PERMIT ACTIVITY
DECEMBER 2020**

**12 MONTH ACCUMULATED AVERAGE
INSPECTIONS COMPLETED**

