

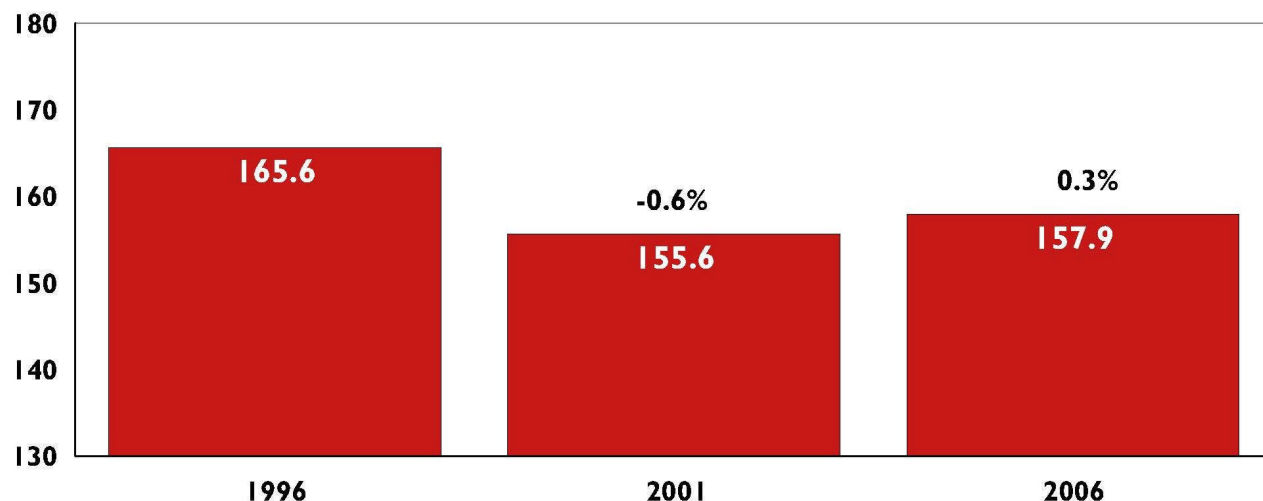
City Council Development Activity Update



November 14, 2007

Presented by: Doug Nadorozny & Guido Mazza

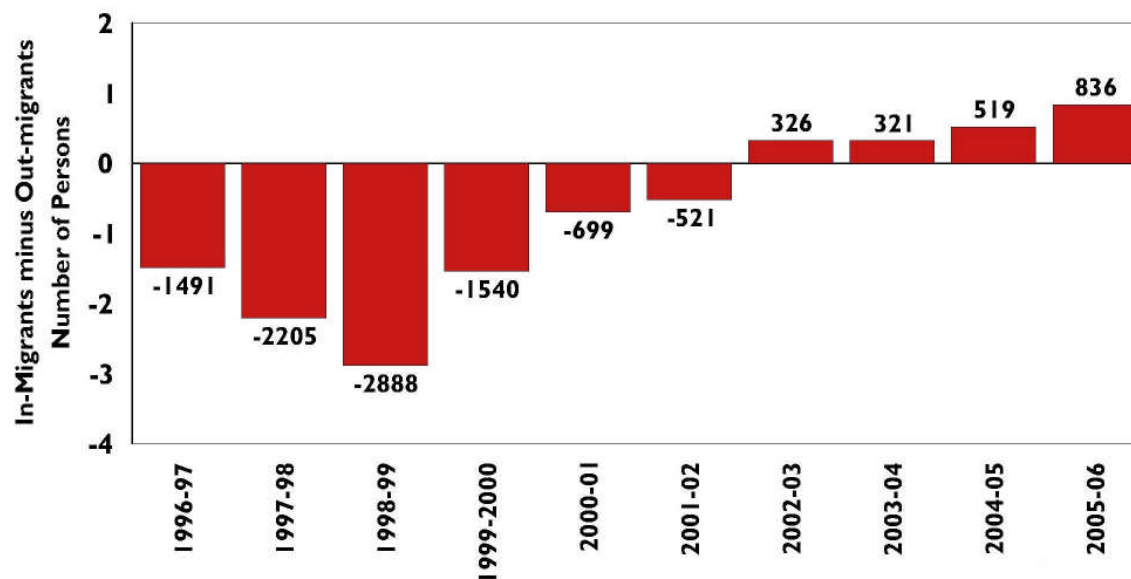
Sudbury population growing again



Note: Population stated is for the Census Metropolitan Area or CMA.
Source: Statistics Canada Census

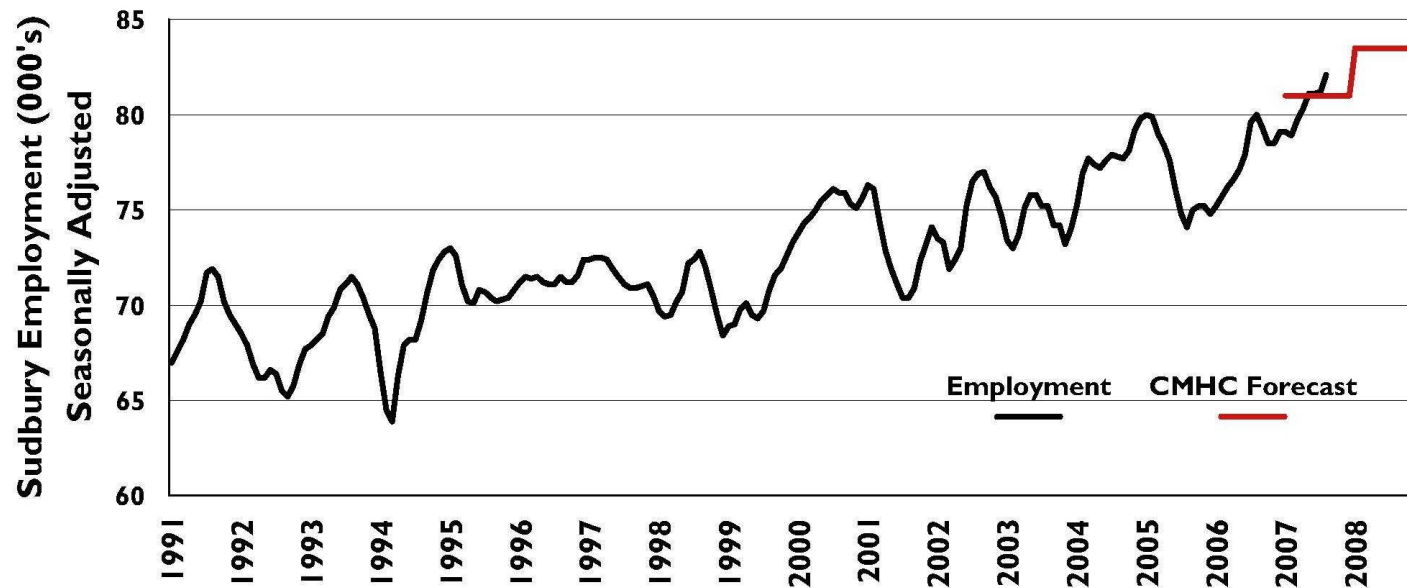
**Sudbury's
population is
growing again**

**Sudbury's Net
Migration Positive
for Four Years**



Source: Statistics Canada

Sudbury Employment Rising Steadily

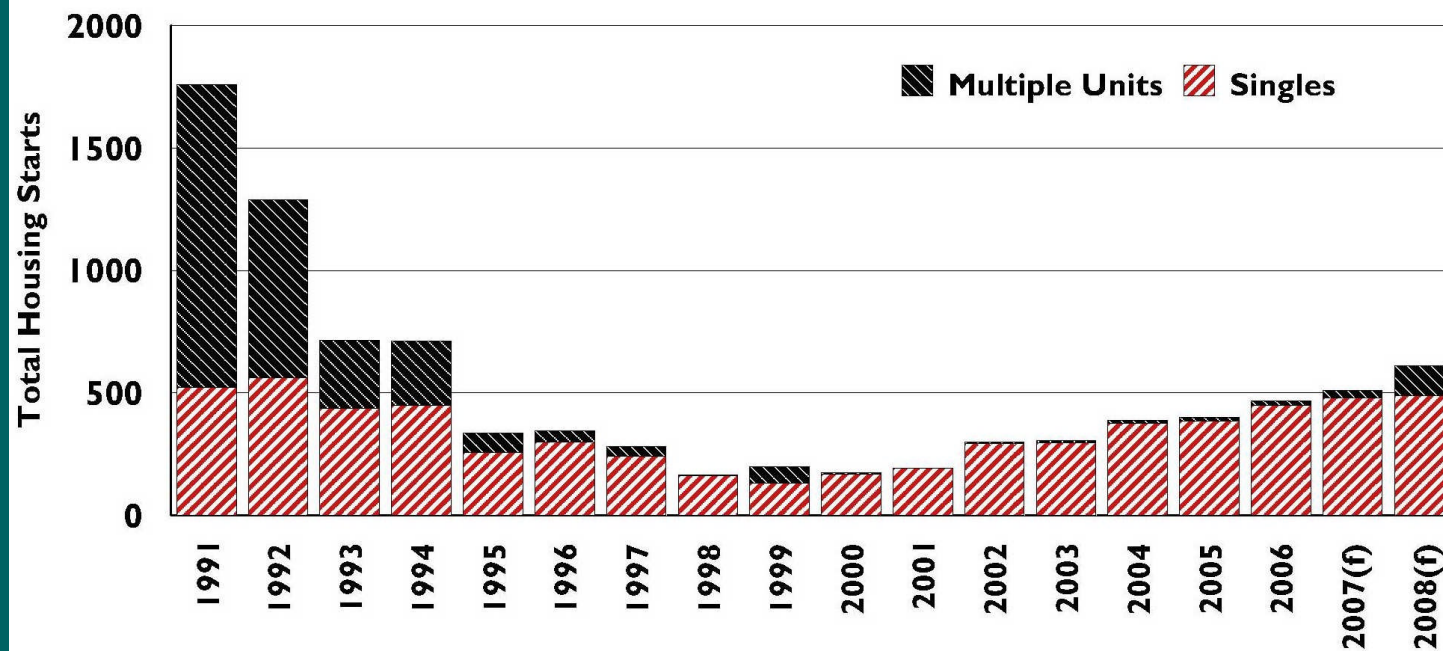


to August 2007

Source: Statistics Canada Labour Force Survey



Sudbury Home Starts Continue Rising

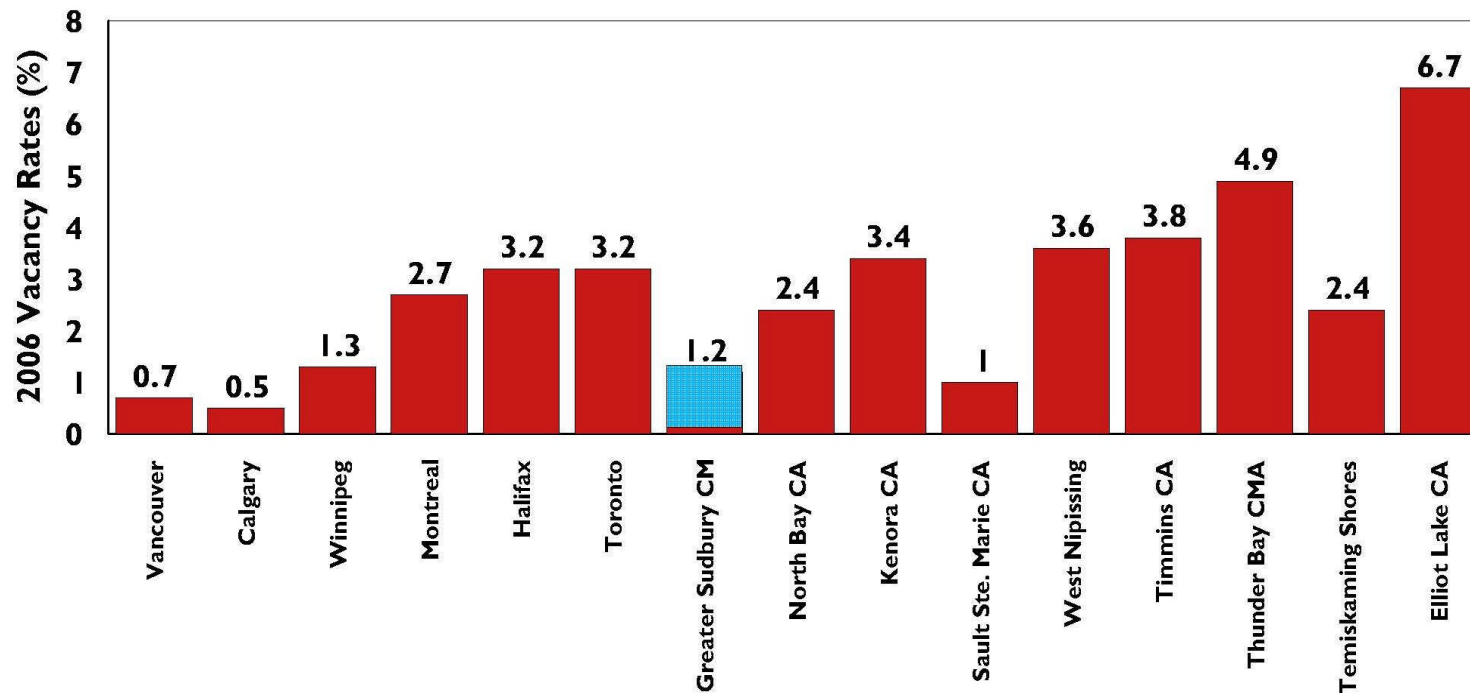


(f) CMHC Forecast

Source: CMHC Starts and Completions Survey



Greater Sudbury Vacancy Rates Among the Lowest



Note: Haileybury now known as Temiskaming Shores
 Private Vacancy rate for structures with at least 3 units
 Source: CMHC Rental Market Survey



Sudbury Forecast Summary

	2006	2007f	2008f
MLS sales	2,762	2,900	2,975
Average MLS Price	\$150,434	\$179,769	\$197,746
Single starts	448	480	490
Multiple starts	29	30	120
Total starts	477	510	610
Vacancy Rate	1.2%	0.8%	0.7%

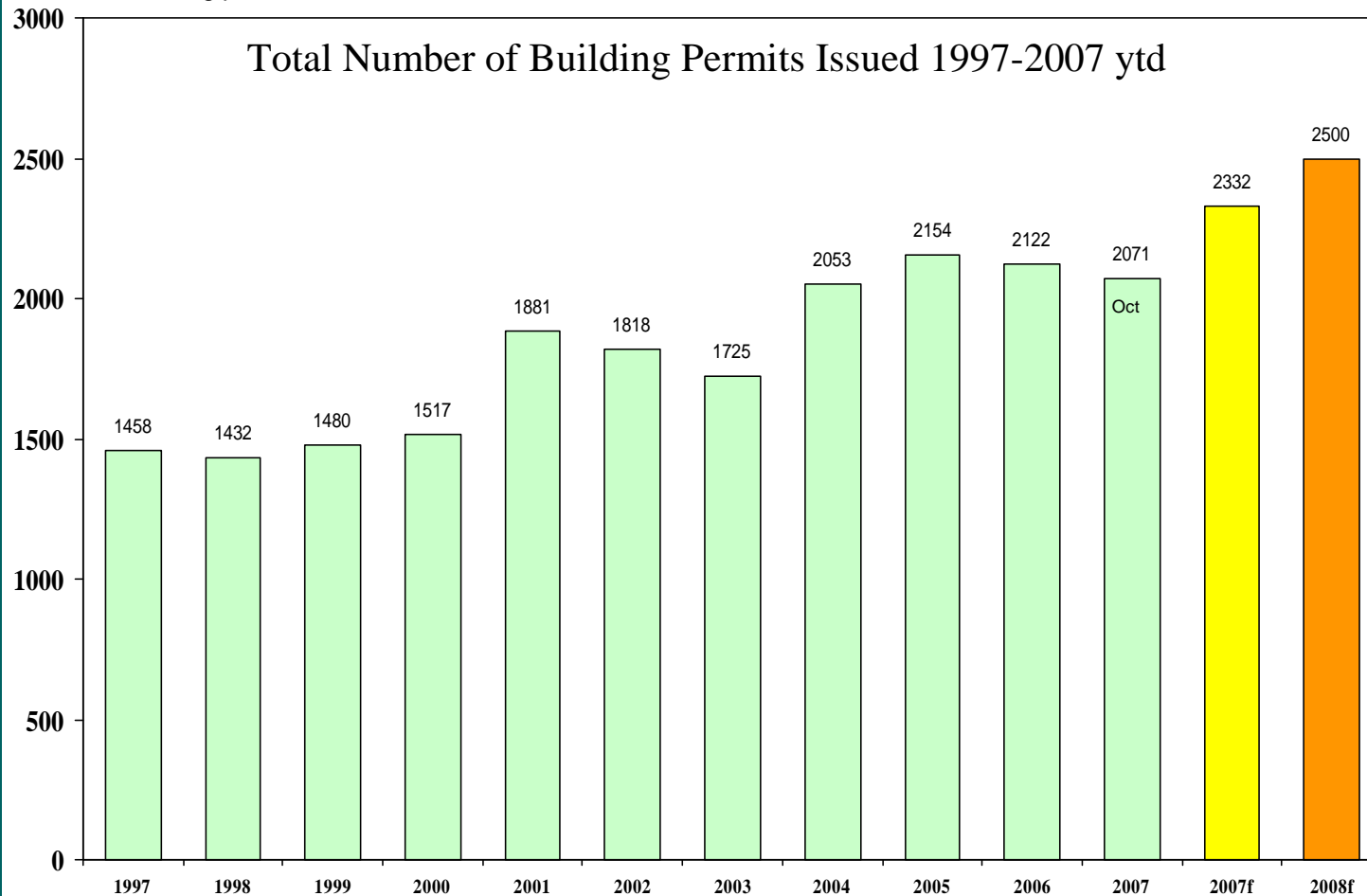
f: CMHC Forecast

Source: Sudbury Real Estate Board, CMHC



Number of Building Permits rising

Number of building permits issued



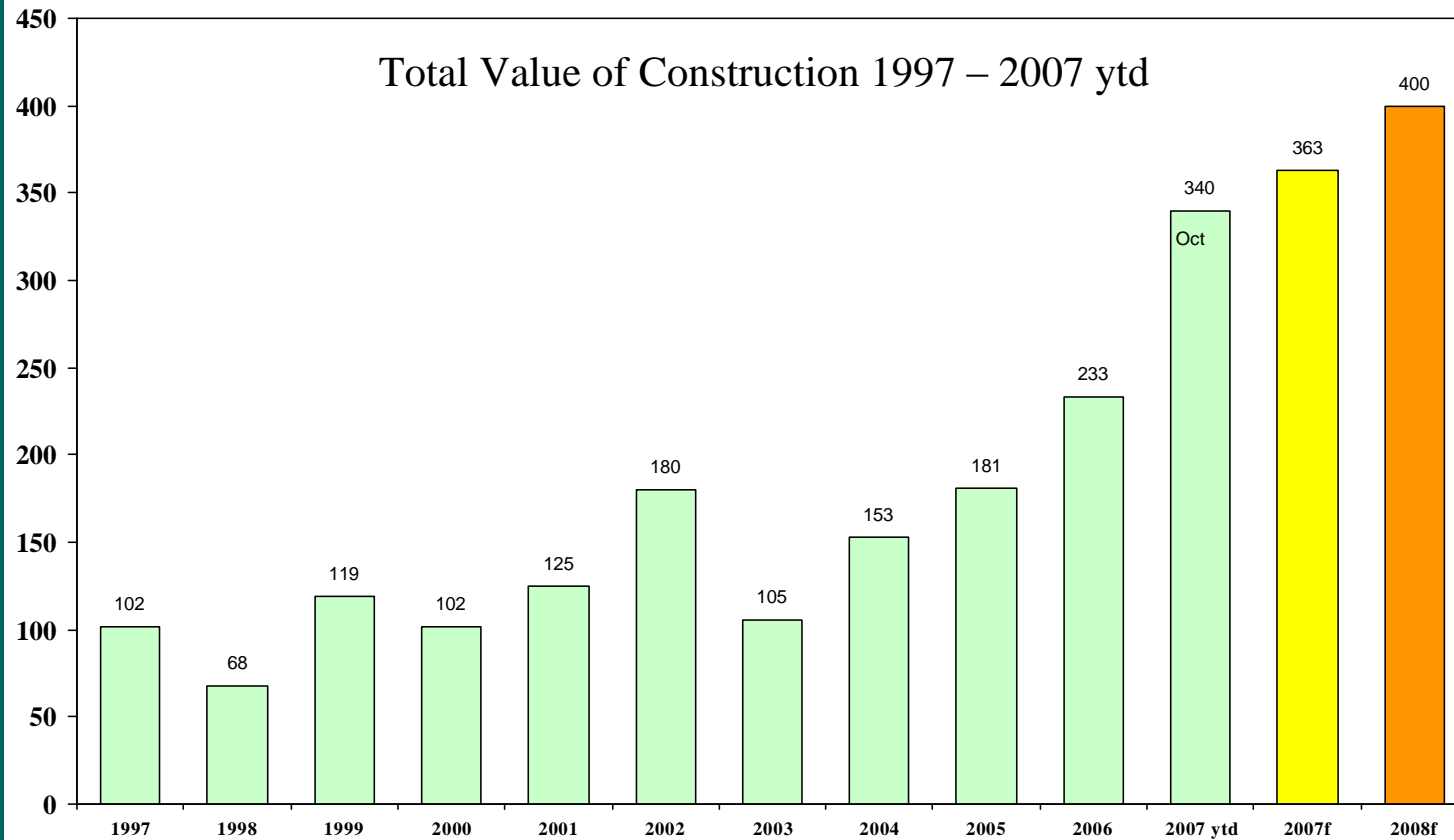
Source: Building Services Section, Prepared by the Planning Services Division

f = forecast



Value of Construction has risen steadily

Current \$ value in millions



f = forecast

Source: Building Services Section, Prepared by the Planning Services Division



Major Projects Underway & Proposed

- \$100m – Phase II Sudbury Regional Hospital construction
- \$15m – New Valleyview Public School, Rainbow District School Board
- \$16.3m – School of Education, Laurentian University (72,422 sq. ft)
- \$15m – Surface Facilities Upgrade Coleman Mine, CVRD-INCO
- \$8m – Addition & Interior Alterations Ben Avery, Laurentian University
- \$5m – B & D Manufacturing Ltd new building, Rayside-Balfour (45,000 sq. ft)
- \$1.9m – Southridge Mall alterations, Client Logic Call Centre Office
- \$7m – Maki Cove Condominiums, 33 unit, 4-story structure (5,342 sq. m)
- \$8 m – Hampton Inn Hotel, 121 Guest Room, Regent Street South (577 sq. m – 5 story)
- \$8m – Homewood Suites Hotel, 85 guest rooms, 5 stories, Regent Street South.



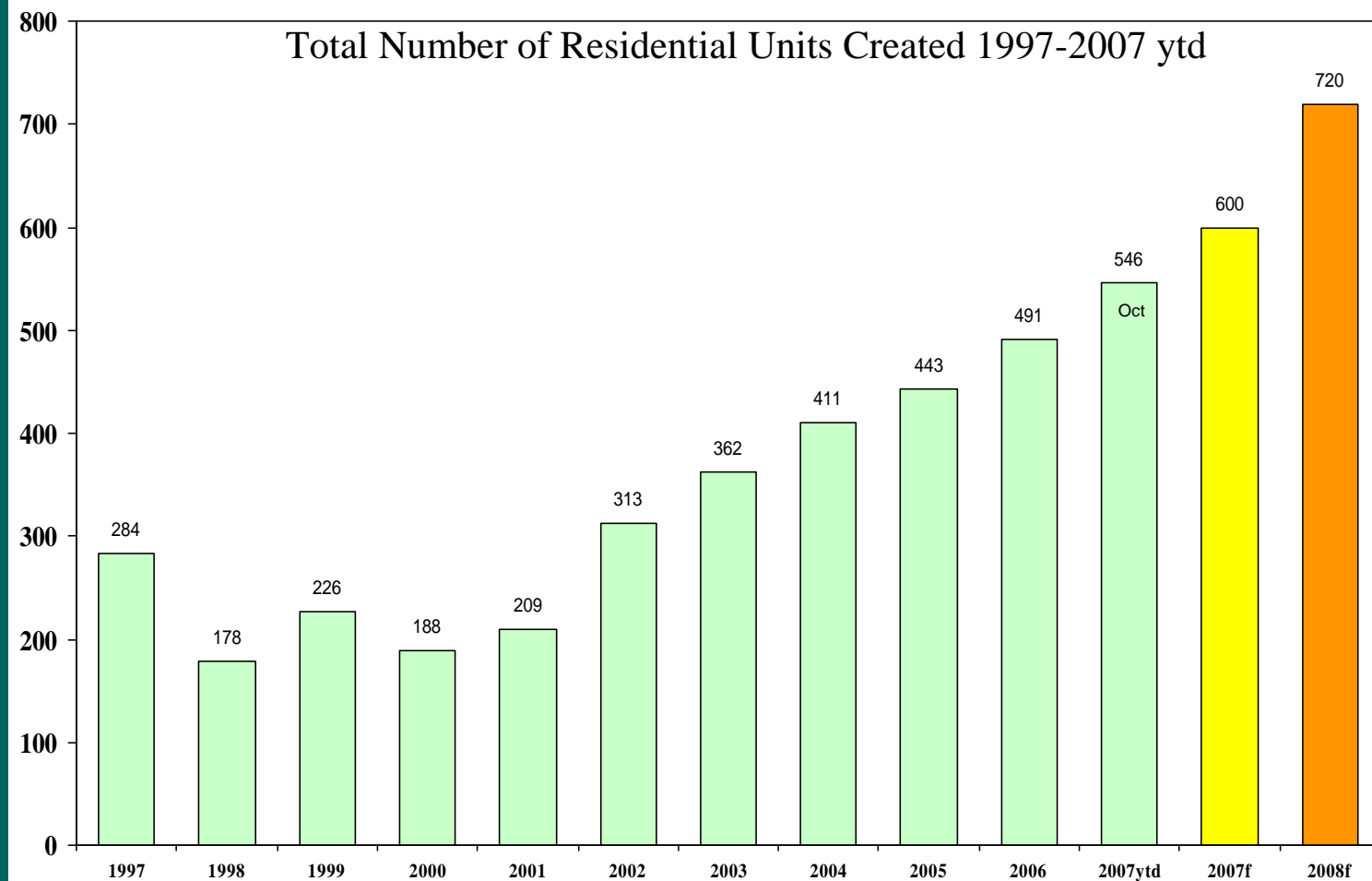
Proposed Major Construction Projects 2007-2008

- 5m – Cambrian College – new NORCAT Centre (40,000 sq. ft)
- \$2m – 8-unit Senior Townhouse Complex, Finlandia Home, Fourth Avenue, Sudbury
- \$5m – Addition to Breezes Retirement Home, 55-units, Regent Street South
- \$17m – St. Joseph Villa expansion, 64-units
- Totten Mine redevelopment – Headframe, Warehouse, Dry & Office Complex
- \$6m – new Rona Lumber Store, Barry Downe Road (52,000 sq. ft)
- \$10m – Living with Lakes Research Centre (39,000 sq. ft) Ramsey Lake Road
- \$4m – Coleman Mine re-development – Office Complex (16,000 sq. ft)
- \$3.8m – Cambrian College – Sustainable Design Centre (7,500 sq. ft)
- \$6.3m – Sudbury Courthouse 8,600 sq. ft renovations & 7,300 sq. ft addition
- \$4m – New 90 room Motel 6 – 4 storey complex, Kingsway @ Falconbridge Road
- \$6.5m – Storage Warehouse (80,000 sq. ft), National Street



Housing Units up significantly

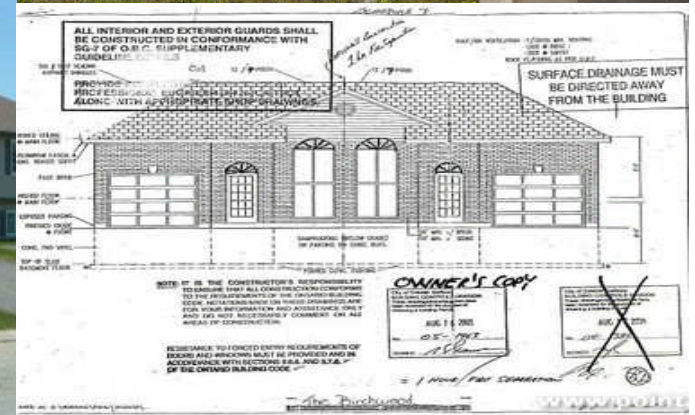
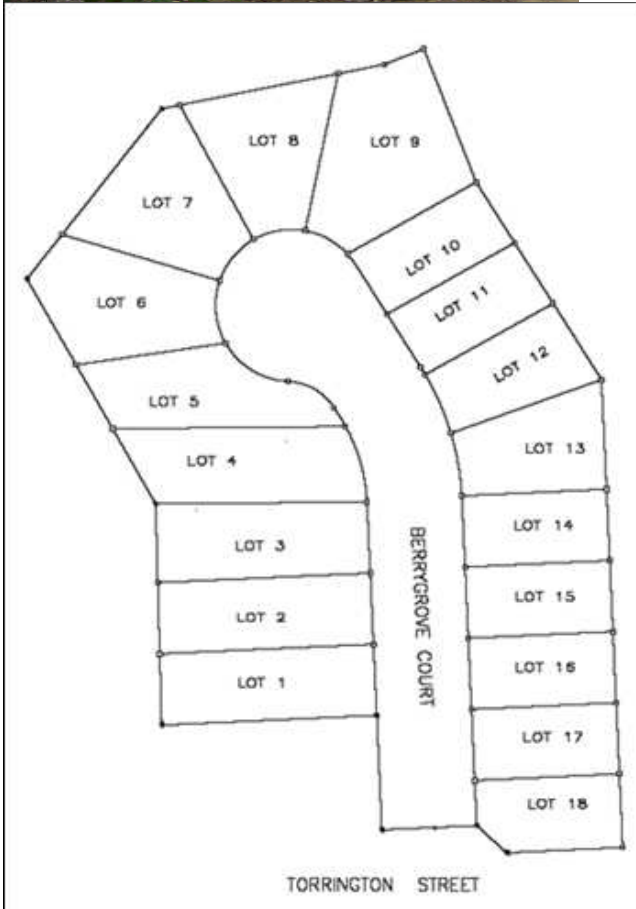
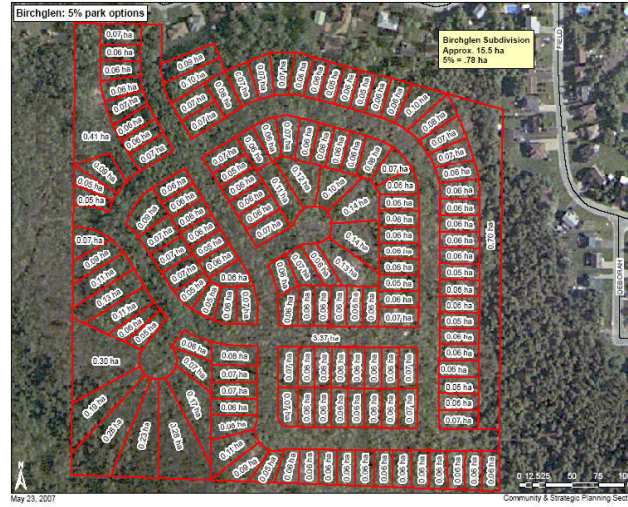
Total number of residential units



Source: Building Services Section, Prepared by the Planning Services Division

f = forecast





Current Constraints Developing Engineering

- There is a need to improve service levels to meet the growing demand for timely application approvals
- Presently service is not keeping pace in the following areas:
 - Subdivision and Site Plan reviews and approvals
 - Lot Grading Plans (initial review)
 - Lot Grading Plan as-built review to close Building Permits
 - House numbering
 - Subdivision Condition Clearance
 - Subdivision Deposits return



Current Constraints Building Services

- There is a need to improve service levels across the spectrum of services provided by Building Services based on the increased development activity & Provincially mandated regulatory requirements:
 - Counter Service Enquiries & Applications
 - 7000 visitors in 2005 increased 25% in 2006 to 9,000 visitors
 - Telephone enquiries
 - Building Permit Applications
 - Plans Examination (Bill 124)
 - Building Field Inspection (Bill 124)
 - New Code Mandated – energy efficiency inspections, HVAC - both residential and ICI
 - Energy labeling of residential housing
 - New mandated structural inspection



Resources Required to Meet Increased Workloads

Human Resources Required to Meet Increased Workloads

- Development Engineering Services - 2 FTEs
 - Required to move applications to Building Permit Stage
- Building Permit Services - 4 FTEs
 - Required to handle increased volume of building application and Bill 124 requirements in a timely fashion
 - Increased plans examination and field inspection



Development Engineering

- Requires (2) Full Time Engineering Technicians to be assigned to the following work areas:
 - Subdivision, Consent, Site Plan Review, Development Engineering Requirements, Clearance of Conditions
 - Building Permit Application Review
 - Lot Grading Reviews and Clearance of Grading as-builts
 - House Numbering
- **Budget Option Prepared - Minimal additional cost**



Building Services

- Requires (4) Full Time Individuals to be assigned to the following areas:
 - Two (2) Clerical Receptionist Positions to increase permit customer services input capacity by two (67%) from 3 to 5 input clerks
 - Resulting in quicker input, less waiting times and reduced building Permit Issuance Times (reduced overtime)
 - One (1) Plans Examiner position to increase plans review capacity, customer front counter service for walk-up enquiries as well as telephone enquiries, reduced plans examination turnaround times (reduced overtime)
 - One (1) Field Inspector position to increase field review capacity to undertake inspections and customer complaints (reduced overtime)
- **Budget Impact**
 - New Building Code (Bill 124) mandates building permit fees generated must be used solely for delivery of service
 - Budget surplus direct to a reserve revenue stabilization fund
 - Building Services Zero based budget area, no impact on overall budget



Impact on Budget

- The Building Services positions will have no impact on City Budget as its services and fees are regulated by Bill 124. The Bill requires a separate yearly financial disclosure through a public meeting to ensure accountability to the development industry (Fee for service)
- Council and the Chief Building Official under the Ontario Building Code Act are mandated to hire the staff complement necessary to do the work and provide the service for which the building permit fees are paid
- Development Engineering Service staffing involves both Building Service contribution for purchase of service and City Budget. As such this request has an option prepared for the upcoming budget



Recommendation

- That the Chief Building Official be instructed to proceed with the hiring of:
 - Four (4) additional full time employees;
- And further that the Development Engineering Service staffing request be referred to the 2008 Budget Process



Questions?



