

2024

Annual Building & Development Report



**BUILDING SERVICES
ANNUAL REPORT ON BUILDING & DEVELOPMENT**

To: Stakeholders:

Re: Annual Report

The Building Services Annual Building & Development Report for 2024 is enclosed for your perusal.

In 2024, Building Services issued a total of 1819 building permits with a total construction value of \$585.5 million compared to 1839 building permits with a total construction value of 439.1 million in 2023.

Working toward our provincial housing target for 330 new units of housing, we are pleased to announce the total number housing-starts well surpassed municipal targets; as 2024 saw the creation of 854 dwelling units across the municipality. With 659 units coming directly from New Residential Construction.

Showing growth and resilience across the City, the residential construction sector remained strong accounting for 70.8% of the total number of permits issued with a construction value of \$284.2 million. Due in part to amendments to municipal zoning by-law 2010-100Z providing for three units as-of-right in low density residential lands and provincial policies which continue to offer a solution to housing shortages through intensification of existing housing stock we saw 98 residential permits issued creating additional dwelling units with a total construction value of \$10.7 million.

The Industrial, Commercial, and Institutional sectors also contributed significantly to bring the total construction values in alignment with expected development growth in the City, maintaining a steady course with 302 permits issued accounting for 16.6% of the permits issued with a construction value of \$277.5 million contributing 47.4% of the total construction value in building permits through large-scale projects and intensification of existing buildings and structures.

Though total construction values can increase year over year, we are aware that valuations can fluctuate based on large multi-phased projects but, we are confident that values will maintain in 2025 as new large projects are released.

We trust these comments will aid you in understanding this report.

Yours truly,



**GUIDO A. MAZZA, P.ENG.
DIRECTOR OF BUILDING SERVICES
CHIEF BUILDING OFFICIAL**

2024 SERVICE PROFILE

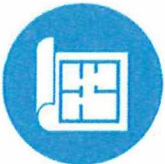
From first inquiry through final inspection, residents and development industry stakeholders rely on the professional advice of City of Greater Sudbury Building Services staff to provide information and assistance during the building permit process. Through a series of process improvement initiatives, we continue to see changes to how we provide services, the numbers below outline of some of the services we provide to the citizens of the City of Greater Sudbury every day.



6330 In-person Visitors to Building Services



2249 Permit Applications Processed



2018 Plans Examinations Completed



1819 Building Permits Issued



8854 Inspections Completed



1928 Legal Searches Requested

BUILDING PERMIT ACTIVITY

This year 1818 building permits were issued in the City of Greater Sudbury with a construction value of \$585.4 million and creating 854 dwelling units. The Chart below outlines permits issued by sector, noting the number of applications, number of units created, and the construction value for each sector.

2024 PERMITS ISSUED - NET TOTALS			
Description	Applications	Dwelling Units	Construction Value
<i>New Residential - SFD</i>	107	127	\$62,079,406.00
<i>Multi</i>	24	505	\$148,569,362.00
<i>Semi-Ds & Duplexes</i>	10	20	\$5,706,000.00
<i>Seasonal</i>	7	7	\$1,461,000.00
New Residential - Sub-total	148	659	\$217,815,768.00
<i>Misc Residential - Addn/Reno</i>	723	148	\$46,788,500.00
<i>Misc Residential - Anc Struct</i>	398	22	\$18,147,558.00
<i>Seasonal - Addn/Reno</i>	6	0	\$556,000.00
<i>Seasonal - Anc Struct</i>	13	0	\$908,840.00
Misc Residential - Sub-total	1,140	170	\$66,400,898.00
RESIDENTIAL - TOTALS	1,288	829	\$284,216,666.00
<i>New Commercial</i>	3	0	\$50,605,000.00
<i>New Industrial</i>	7	0	\$37,535,000.00
<i>New Institutional</i>	3	20	\$42,571,000.00
New ICI - Sub-total	13	20	\$130,711,000.00
<i>Misc Commercial</i>	136	5	\$51,697,494.00
<i>Misc Industrial</i>	52	0	\$20,405,648.00
<i>Misc Institutional</i>	101	0	\$74,691,842.00
Misc ICI - Sub-total	289	5	\$146,794,984.00
ICI - TOTALS	302	25	\$277,505,984.00
<i>Other</i>	118	0	\$2,133,350.00
<i>Demolitions</i>	110	42	\$21,569,000.00
Total Permits Issued	1,818	854	\$585,425,000.00

CONSTRUCTION VALUE BY SECTOR

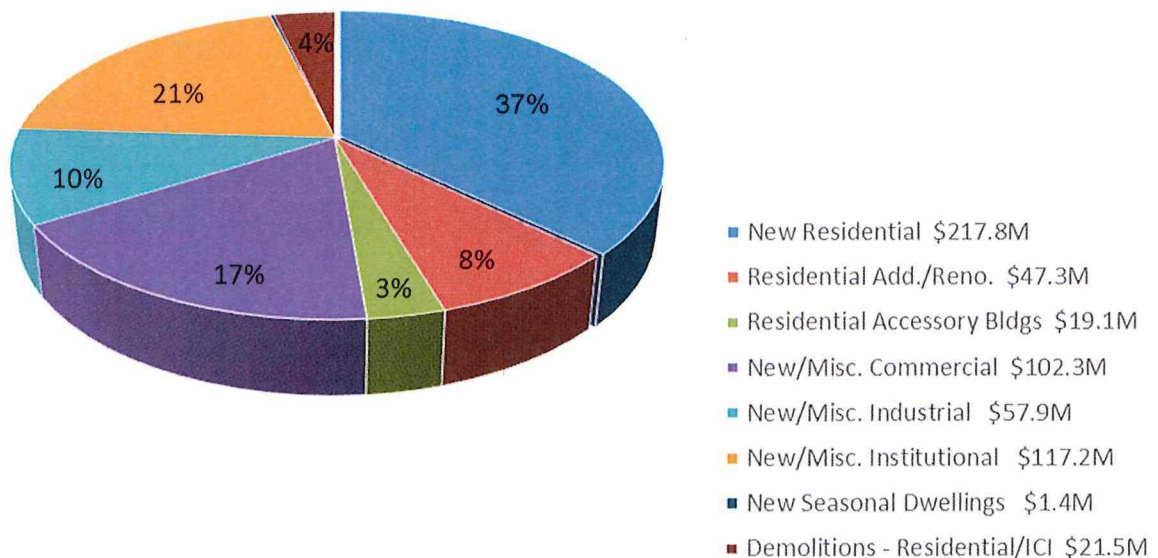
In 2024, a total of 1819 building permits were issued with a total value of \$585.4 million compared to 1839 building permits in 2023 with a total value of 439.1 million. showing continued growth and resilience in our construction and housing sector across Greater Sudbury. However, as the cost of materials and trades continue to fluctuate, we are seeing a noticeable increase in project values year over year.

In 2024 new residential construction saw a total of 148 permits issued with a construction value of \$217.8 million, an increase of 21.2% from \$171.8 million in 2023. In comparison, 1188 building permits were issued in the additions and alterations and renovation sector, a slight increase of 4% over 2023 with 1140 permits issued. Building Permits in the residential sector account for 48.8% of the total value of construction for the year.

The Industrial, Commercial, and Institutional (ICI) sectors, remain strong in 2024 with a total of 302 building permits issued, keeping pace with the 307 permits issued in 2023. Building permits issued in this sector account for 47.5% of the total value of construction for the year. Showing modest growth with a 3.8%, increase in construction value of \$277.4million, up from \$267.1 million in 2023.

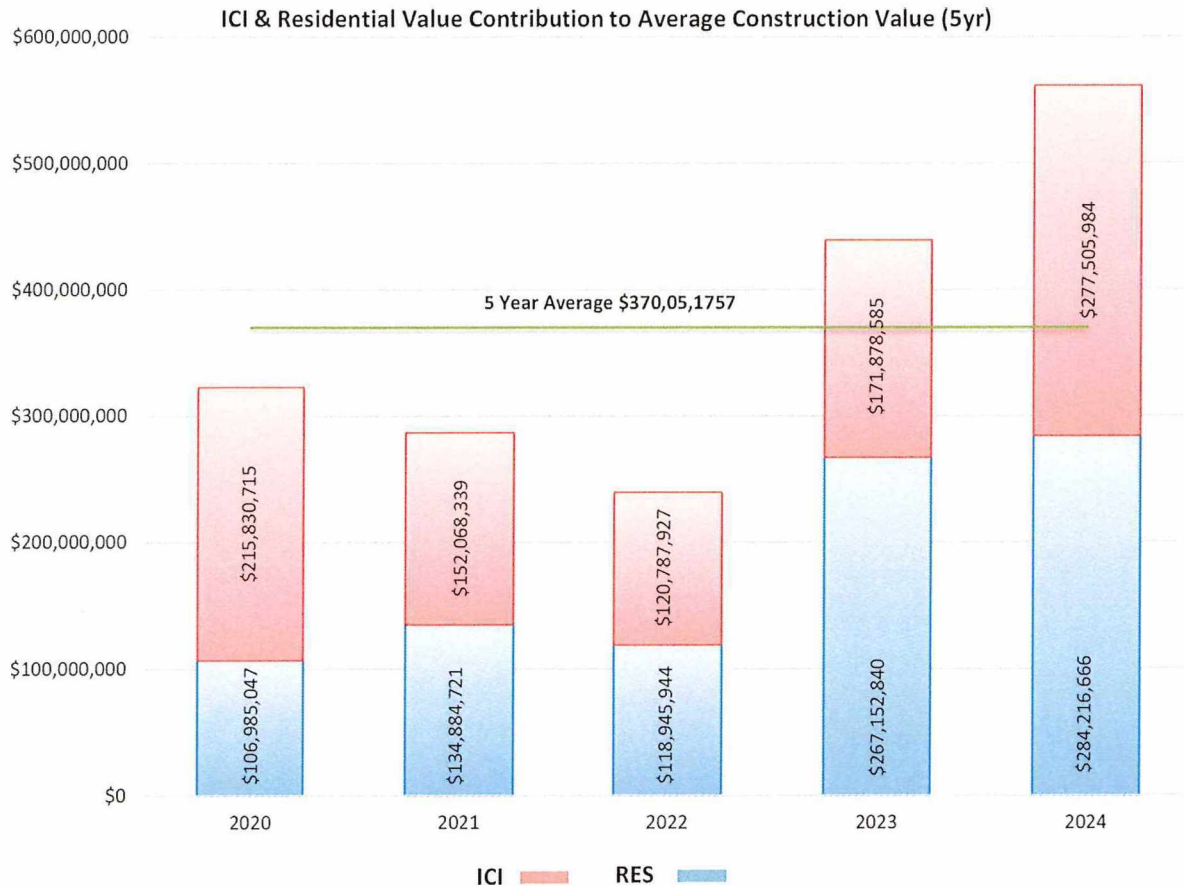
When reviewed by the individual sector, we see that New Residential Construction held the largest contribution to single sector value in Greater Sudbury at 37%. Followed closely by Institutional Development at 21% of the total construction value for 2024.

Construction Value of Building Permits Issued by Sector



PERMIT VALUE BY SECTOR CONTRIBUTION

Industrial, Commercial, and Institutional (ICI) building permits reflect development activity contributing to employment growth whereas Residential building permits reflect stability in housing activity contributing to land development and potential for population growth in Greater Sudbury. Below you can see the average total construction value of permits over a 5 Year period and the total contribution from each sector by the total value of construction.



Industrial, Commercial & Institutional (ICI) sector permits contributed \$277.5M in construction value accounting translating to approximately 47.4% of the total construction value this year. In comparison, Residential sector permits contributed \$284.2M in construction value, representing approximately 48.5% of the total construction value of permits.

Along with the fluctuations in permit numbers, we see the total construction value of building permits issued in 2024 was \$585.4 million, indicating a modest increase of 7.5% as compared to \$439.1 million in 2023.

RESIDENTIAL GROWTH BY THE NUMBERS

Multi-Unit Dwellings:

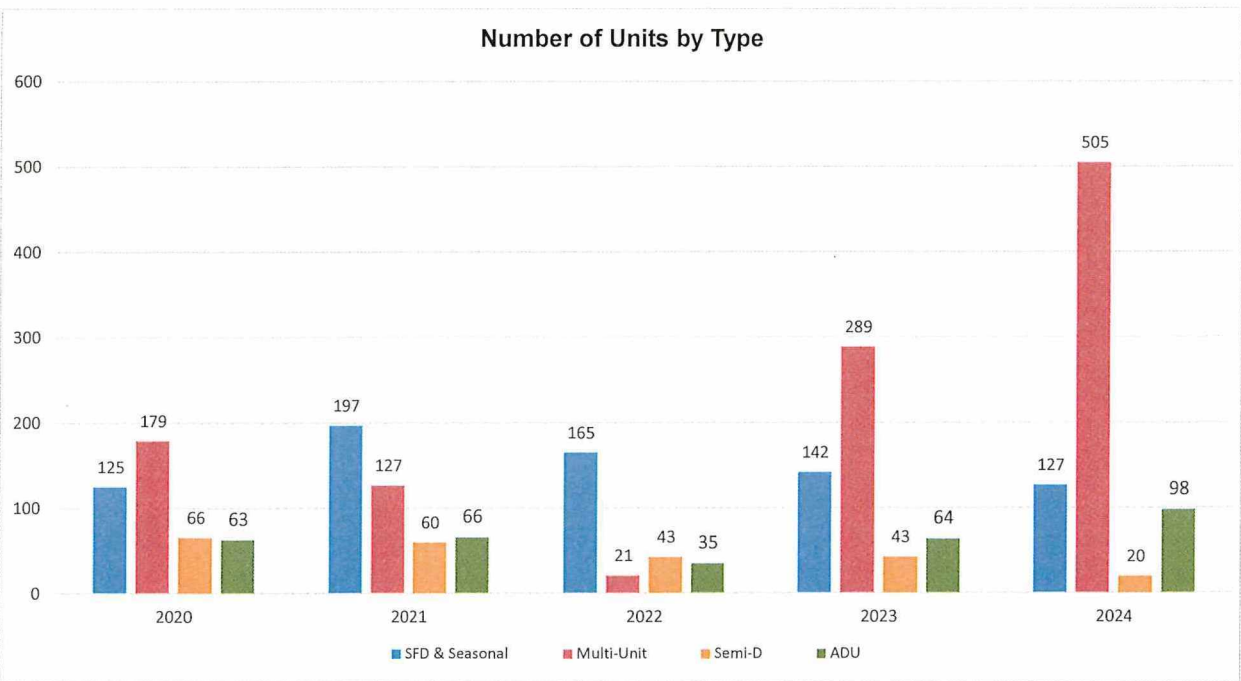
In 2024 the movement toward Row Housing and Multi-unit apartment complexes saw 505 units of housing issued; reflecting a significant shift to this sector, over the 289 units issued in 2023. Though many of the changes established in the More Homes Built Faster Act, (Bill 23) are well in place in Greater Sudbury; we anticipate the continued deferral of Development Charges for large multi-unit projects, the Development Charges moratorium currently in place for middle housing and the removal of Site Plan Control for developments under ten units will continue to strongly encourage development in this residential sector in 2025.

Single-Family Dwellings & Two-Family Dwellings:

In 2024 Greater Sudbury saw the addition of 127 new single-family dwelling units to the new housing stock, representing a slight decrease of 10.6% from the 142 units created in 2023. Two-family dwellings (semi-d) are showing a moderate decline in favour of multi-unit dwellings in 2024 with only 20 units being created, representing a 53.4% decrease over the 43 units created in 2023.

Additional Dwelling Units:

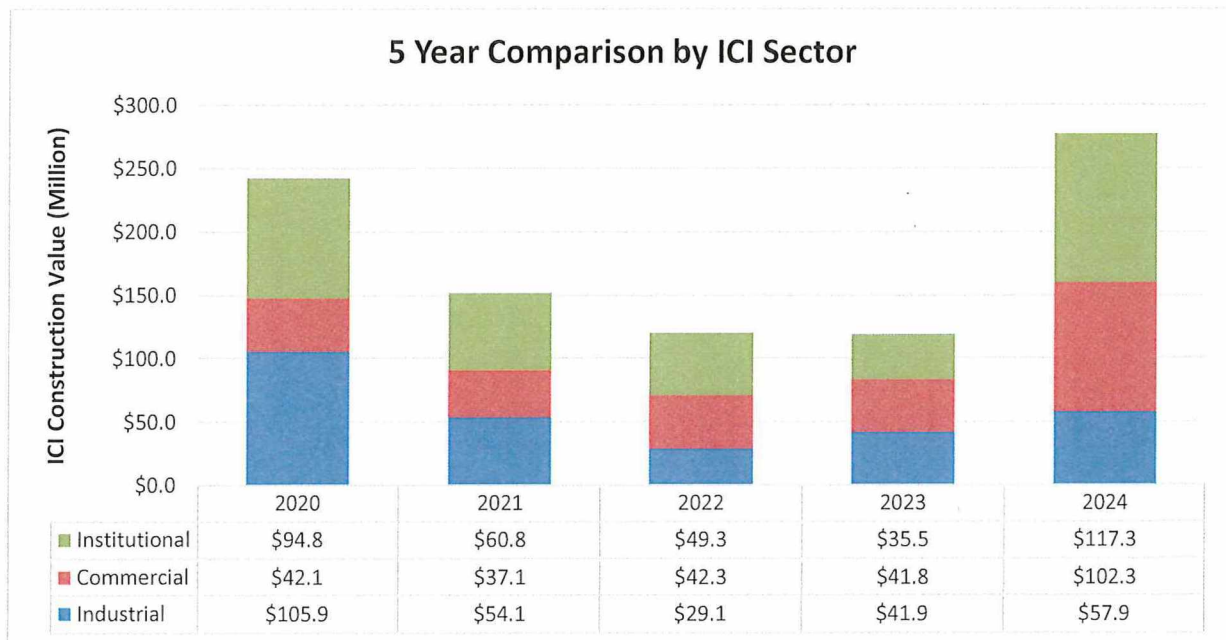
Due to provincial policy changes benefitting housing intensification through parking support and as-of-right zoning, many of the new housing single-family dwelling starts noted above included the creation of Additional Dwelling Units at time of construction. In 2024 a total of 98 Additional Dwelling Units were issued; a slight increase of 21% over the 64 units issued in 2023.



As a result of policy changes approved by council, to support the development of “missing middle” housing targeted at constructing 2-30 Units; and through the continued deferral of Development Charges at a 0% interest rate, we anticipate Greater Sudbury will continue to see steady growth in the residential multi-unit development sector in 2025.

INDUSTRIAL, INSTITUTIONAL & COMMERCIAL (ICI) ACTIVITY 2024

In 2024, a total of 307 ICI building permits with a total construction value of \$277.5 million were issued in the City of Greater Sudbury, which is slightly lower than our 2023 number of permits at 327 but significantly higher in construction value than the previous year at \$119.2 million. Though 2024 was slightly below the five-year average of 377 ICI building permits, the construction value of the permits issued was significantly greater than that of the five-year average of 166.5 million. The number and value of ICI permits fluctuate year to year with the number of large-scale or multi-year projects. The five-year average indicates a rebound in development that is showing a move toward steady and consistent growth in these areas.



Despite the fluctuation in Institutional & Commercial Construction values due to the rising cost of materials and supply-chain issues as interest rates continue to recover, Greater Sudbury saw the benefit of large projects issued in 2024 including:

INDUSTRIAL

- ✓ New St. Charles Lift Station – Valued at \$21M
- ✓ New Addition & Alteration – Lactalis – Valued at \$5.5M

COMMERCIAL

- ✓ New 6 Story Hotel – Third Avenue – Valued at \$6M
- ✓ Interior Alterations – Walmart – Valued at \$4.1M

INSTITUTIONAL

- ✓ New Union Hall & Offices – International Brotherhood of Boilermakers Local 128 – Valued at \$13.6M
- ✓ Phase 2 Addition – St. Joseph's Continuing Care – Valued at \$13.5M

ANNUAL BENCHMARK REPORT

BENCHMARKS:

Staff reviews a building permit application to confirm that the proposed work complies with the Fire, Life Safety and Structural Adequacy requirements of the Building Code and other applicable laws set out in the Building Code. They may also send your application to other local/municipal officials for comments as part of the approvals process.

WHAT CONSTITUTES A COMPLETE APPLICATION?

Under Provincial regulations, a complete application must include the following:

- A completed permit application form signed by the applicant and all required schedules.
- Payment of all permit fees.
- Plans and specifications detailing the proposed construction or demolition as prescribed by municipal bylaw.
- Information and documents as prescribed by municipal bylaw which enable the Chief Building Official to determine whether the proposed construction or demolition will contravene any applicable law (i.e. rezoning, minor variance, site plan control agreement, subdivision agreement, lot grading, etc.)

If any of the above has not been adhered to, then the application is deemed incomplete and does not fall under the timelines of the provincial government. Based on DLAC approved policy and customer centric focus, we do not turn away incomplete applications however, these applications typically take longer to process and review.

THE TIMEFRAMES SET OUT BY THE MINISTRY OF MUNICIPAL AFFAIRS & HOUSING ARE OUTLINED AS FOLLOWS:

Category 1: Houses (Not Exceeding 3 Storeys/600 Square Meters): provincial standard is 10 working days to process a complete building permit application.

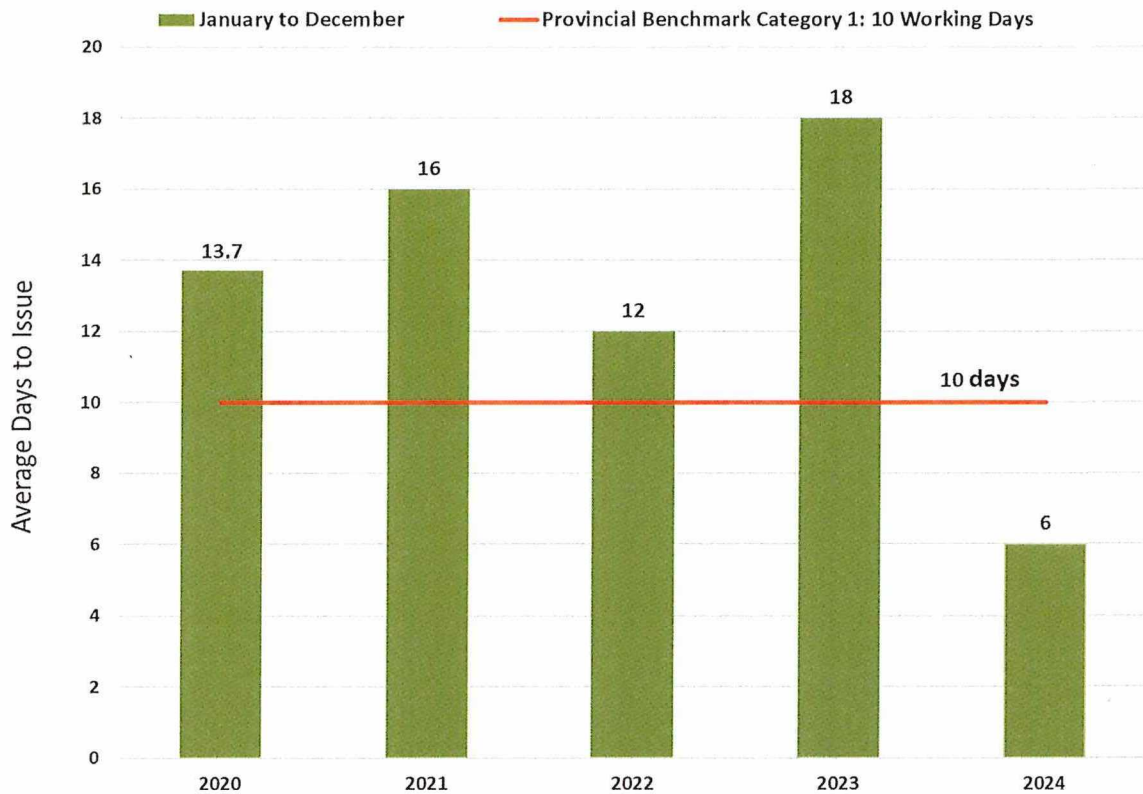
Category 2: Small Buildings (Small Commercial/Industrial Not Exceeding 3 Storeys/600 Square Meters): provincial standard is 15 working days to process a complete building permit application.

Category 3: Large Buildings (Large Residential/Commercial/Industrial/Institutional): provincial standard is 20 working days to process a complete building permit application.

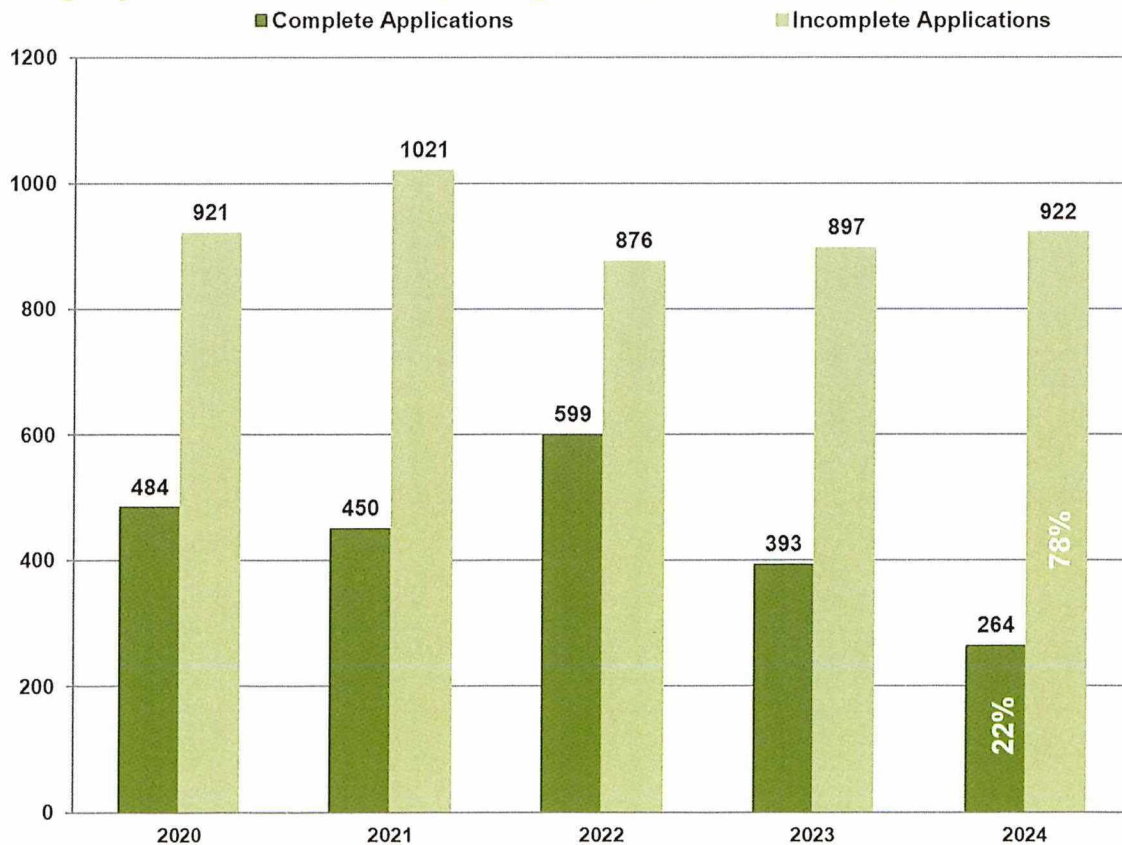
Category 4: Complex Buildings (Post Disaster Buildings, Including Hospitals, Power/Water, Fire/Police/Ems, and Communications): provincial standard is 30 working days to process a complete building permit application.

The following compares the length of time it took to issue permits having a complete application as mandated by the Ministry of Municipal Affairs and Housing in the Residential and ICI sectors during 2024 and includes the number of complete and incomplete applications in each category.

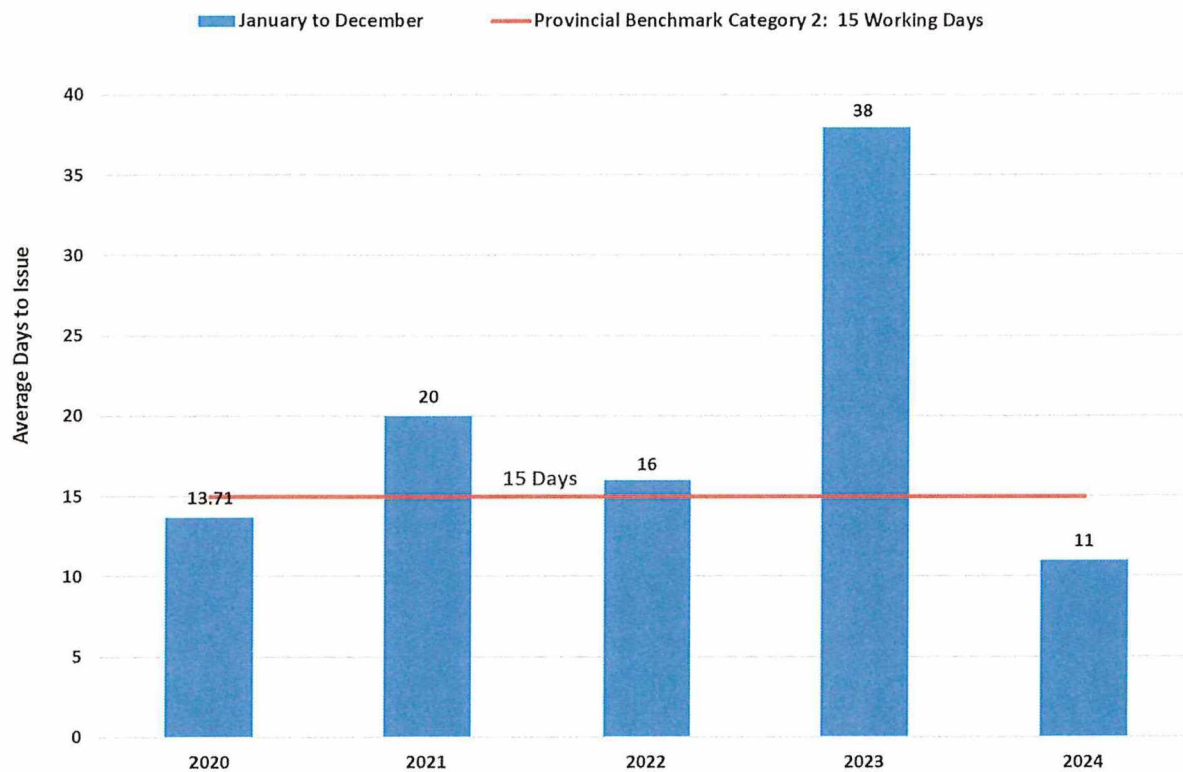
Category 1 Houses (Not Exceeding 3 Storeys / 600 Square Meters)



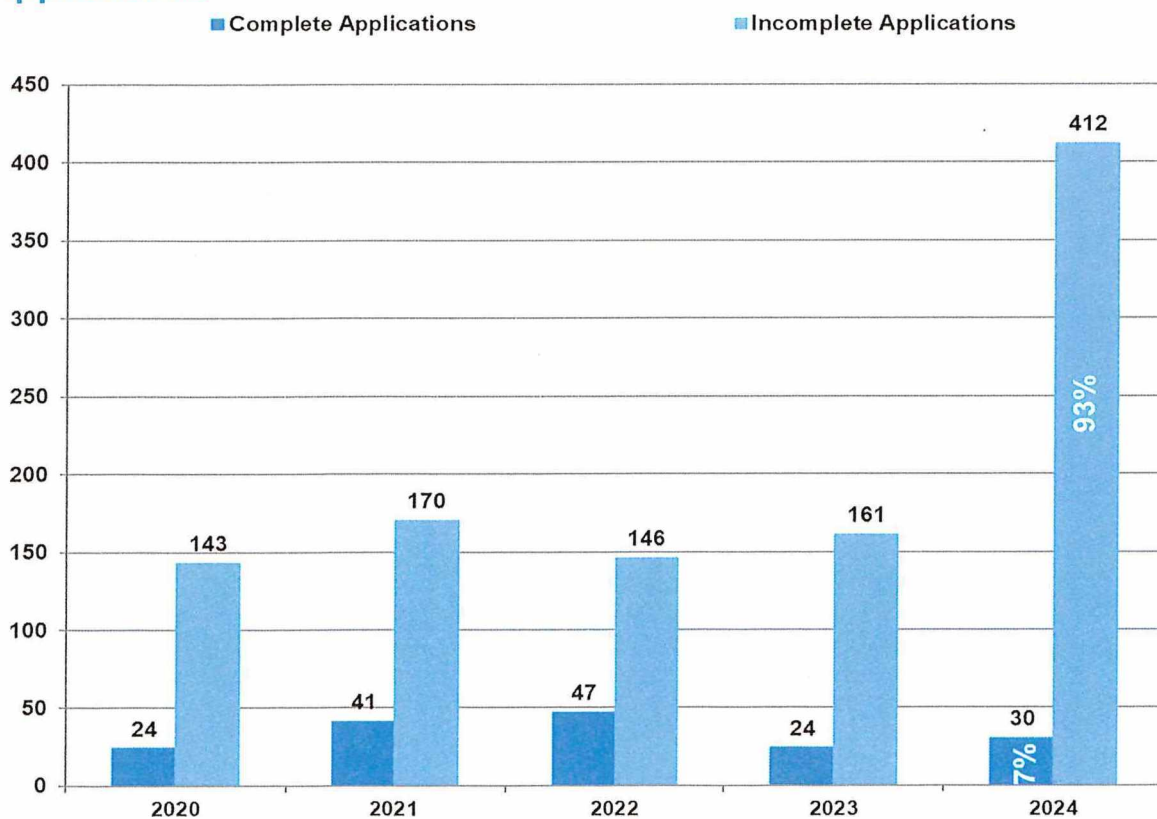
Category 1 Houses – Comparing Complete & Incomplete Applications



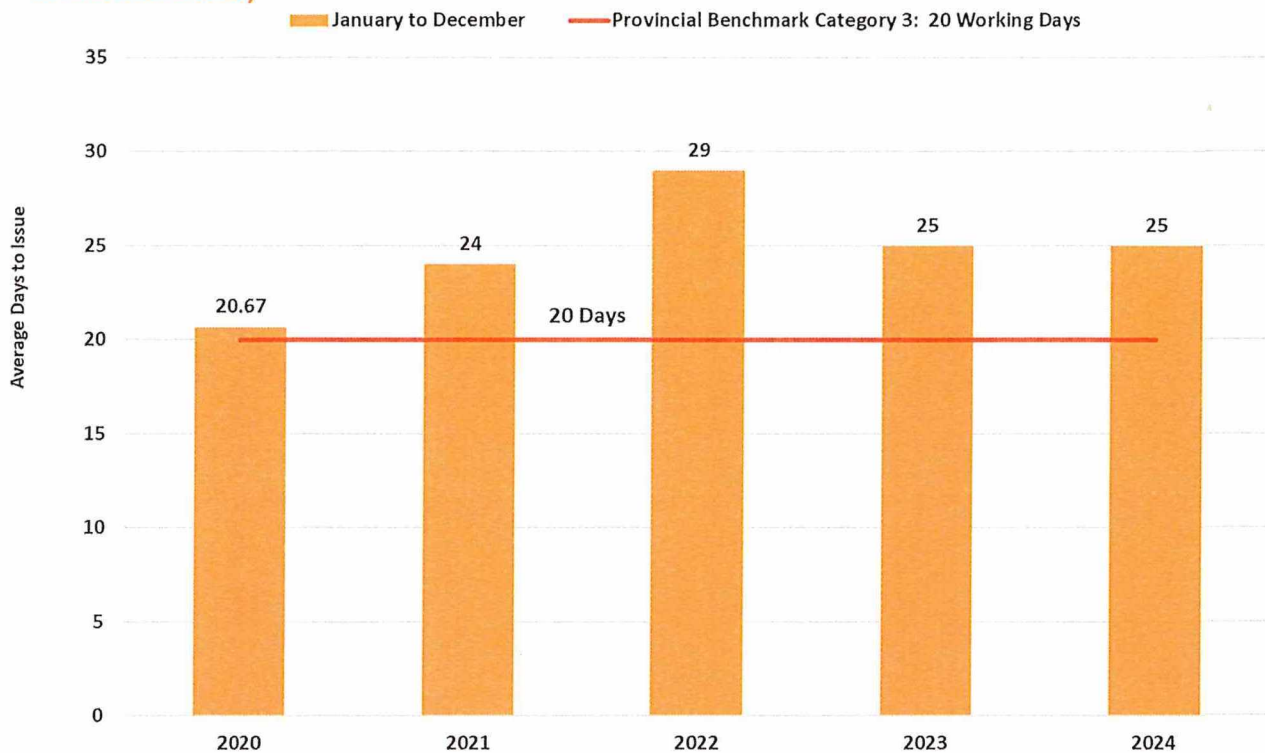
Category 2 Small Buildings (Exceeding 3 Storeys/600 Sq Meters)



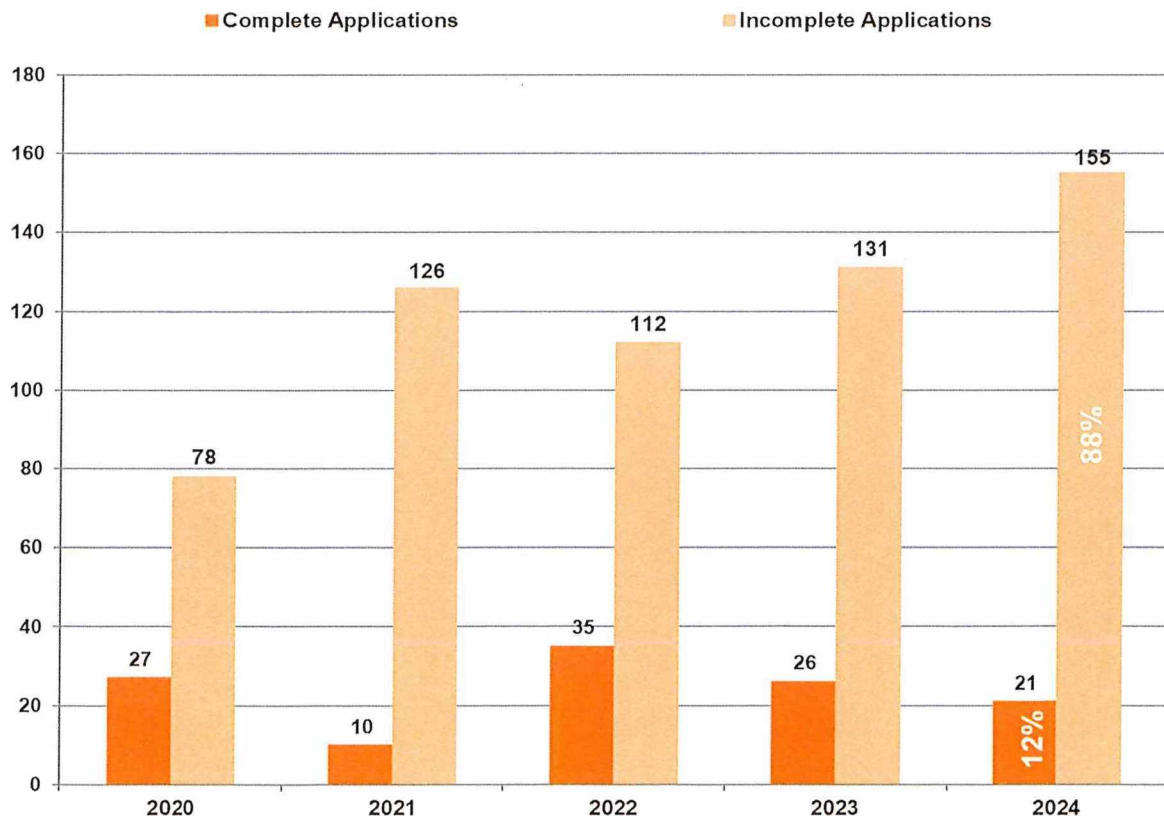
Category 2 Small Buildings – Comparing Complete & Incomplete Applications



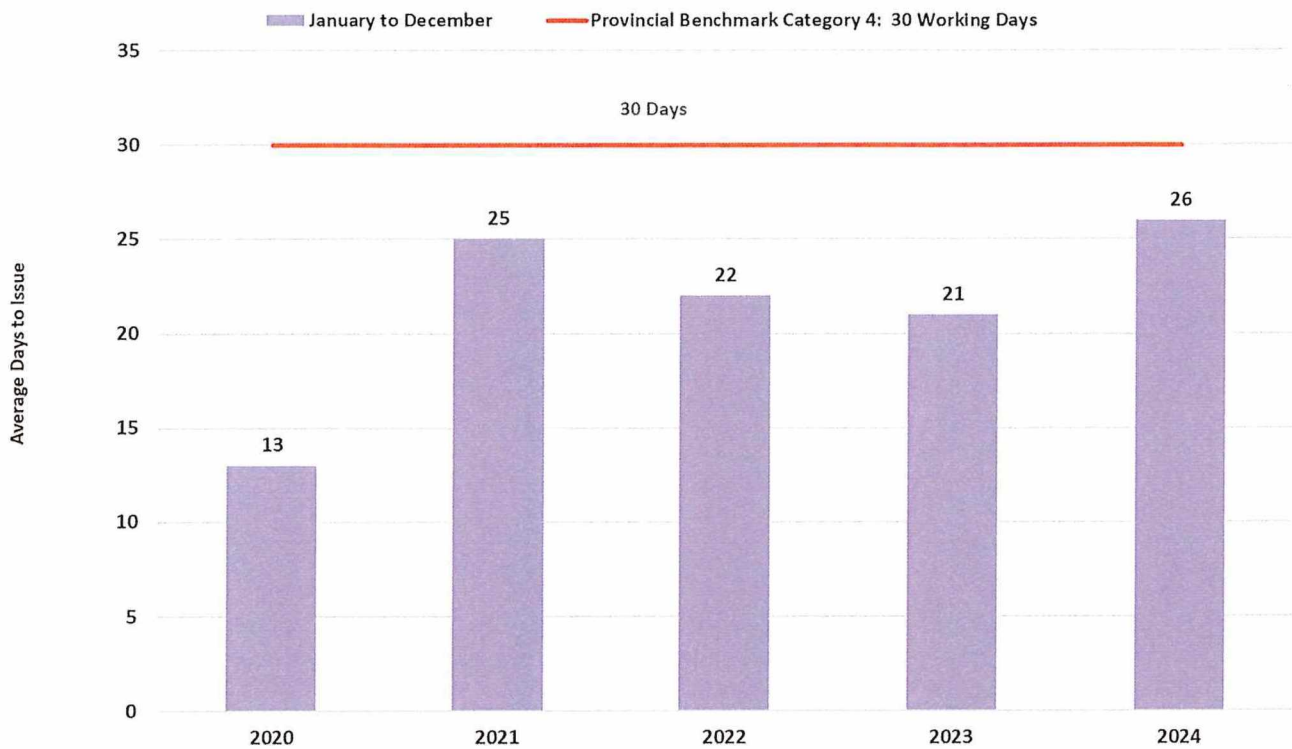
Category 3 Large Buildings (Large Residential, Industrial, Commercial Institutional)



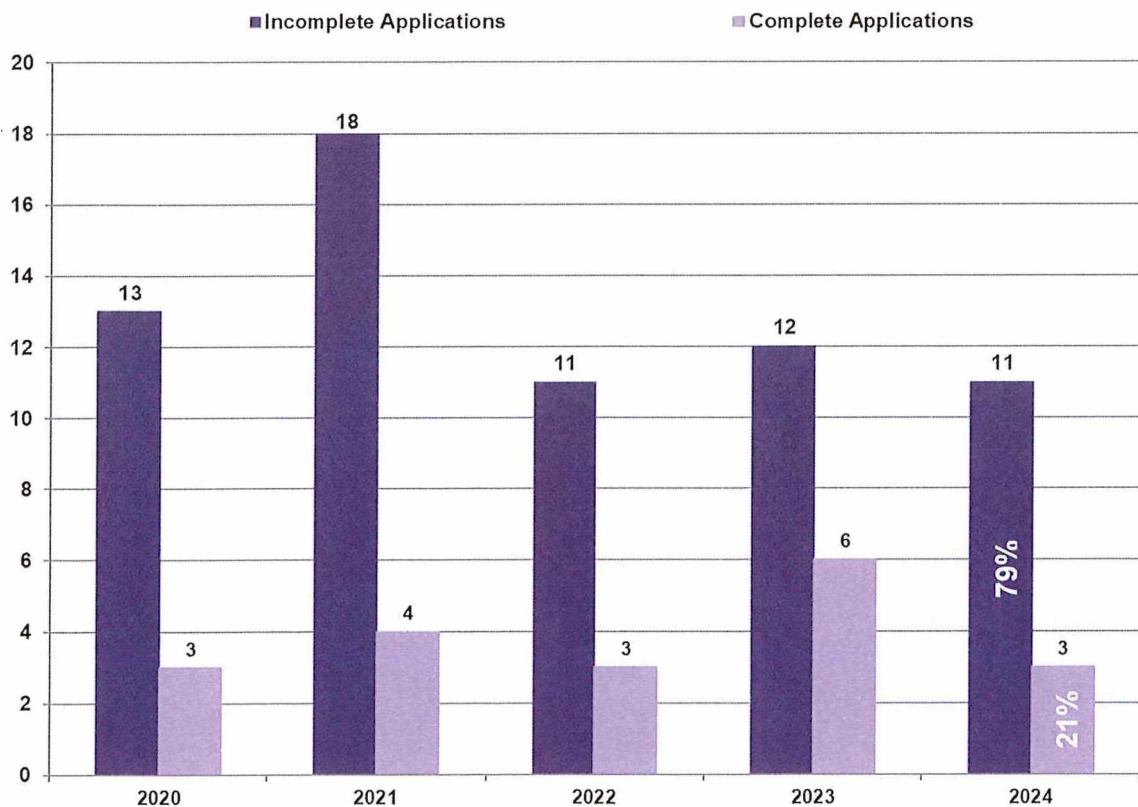
Category 3 Large Buildings (Large Residential, Industrial, Commercial Institutional) – Comparing Complete & Incomplete Applications



Category 4 Complex Buildings (Post Disaster Buildings, Including Hospitals, Power/Water, Fire/Police/Ems, Communications)



Category 4 Complex Buildings – Comparing Complete & Incomplete Applications



BUILDING SERVICES FINANCIAL STATEMENT OF ACTIVITY

Building Services has reported on the management of financial statement of activities since 2007 illustrating the cost of providing services associated with the issuance of building permits. Below is the accounting for the permit year starting January 1, 2024.

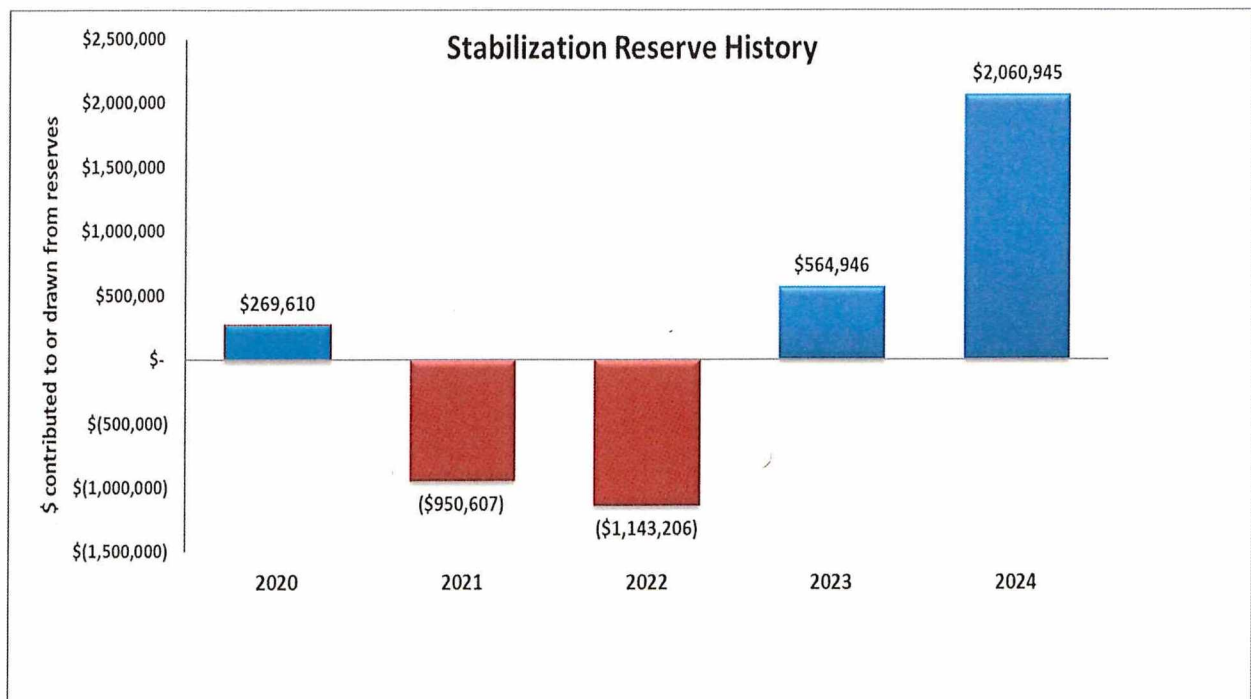
Building Services

2024 Statement of Activities

Building Permit Revenues	(7,385,794.65)	User Fee + Other Revenue		
			Total Costs	
Direct Costs	4,222,795.51	(all other expenses)		5,324,849.04
Indirect Costs	1,102,053.53	(internal recoveries less equipment rental)		
Contribution to Reserve	2,060,945.61			
Reserve Opening Balance		(4,805,853.79)		
Interest	(283,011.04)			
Total Monthly Allocation Entry	(2,060,945.61)			
LMIS Contribution to Capital	374,926.39			
		(1,969,030.26)		
		(6,774,884.05)		

MANAGING THE STABILIZATION RESERVE

Part of the management of the fiscal stability of Building Services includes the management of the stabilization reserve. Created under Bill 124, and amending the Building Code Act, 1992 to allow building departments to run independently of the municipal budget. The reserve is the vehicle under which building departments are sustained during industry downturn or through multi-year phased projects. Below, finds a charting of the reserve for the most recent five years.



CONTINUED GROWTH ANTICIPATED FOR 2025

The new year brings exciting new prospects to Greater Sudbury with the development of numerous ICI and Residential projects with Construction Values exceeding \$1 million including:



RESIDENTIAL SECTOR = \$39.7M

- ✓ New Multi-Unit Residential Development– Auger Street - 54 Units – Valued at \$7.3M
- ✓ Multi-Unit Residential Conversion Project – Scotia Tower – 83 Units – Valued at \$17.4M
- ✓ New Apartment Block – 72 Units – Valued at \$15M



INDUSTRIAL SECTOR = \$21.6M

- ✓ Industrial Addition Jenmar Building – Valued at \$3.7M
- ✓ New Industrial Building – Carpenters Union – Valued at \$12.3M
- ✓ New Substation E-House – South Mine – Valued at \$5.6M



INSTITUTIONAL SECTOR = \$97.3M

- ✓ New Long-Term Care Facility – Extendicare Nottingham – Valued at \$86.3M
- ✓ Larch Street Kids Facility Conversion – Valued at \$4.0M
- ✓ New Building – Salvation Army – Valued at \$7.0M

FEEDBACK, ACTION & PROGRESS IN 2025

Building Services staff continue to explore opportunities with the development industry and their representatives with in DLAC to improve service and support the strategic goals of the Mayor and Council's Future Ready Development Services Committee to streamline the development approval process through the following initiatives:

Innovation

- LMIS Roadmap: Launch of Planning Services, Technical Services and Accela streamlining initiatives
- PRONTO Roadmap: Modernized Document Management, Online Payment
- Expedited Permit Process Pilot (Permit Palooza)

Policy

- O.B.C. Changes (January 2025)
- Fee Review and Building Bylaw 2005-165 Comprehensive Review (Q3)
- Legal & Real Estate Sub-Committee (Q3)

Staff

- New Deputy Chief Building Official (Q1)
- Increasing Staff Compliment in the Plans Examination roles (Ongoing)

Engagement

- Industry Engagement by Sector
- Creating User Guides for Residential Projects (Q1) ICI Projects (Q3)