

# 2014 Annual Benchmark & Building and Development Report

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# Turn Around Times for Building Permit

## Introduction

Building Services has benchmarked the length of time it takes to issue building permits since 1994. Input from the Development Liaison Advisory Committee (DLAC), stakeholders' feedback and City staff suggestions and actions over that time have assisted in achieving process improvements. Year to year comparators are provided to Council through DLAC on an annual basis. This information serves to identify for Building Services through its automated benchmark tracking what areas within the building permit processing system requires attention. Staff then identifies the practices/procedures and policies requiring modifications to meet service demands and improve customer service. The modifications to practices/procedures and policies are vetted by DLAC through its Committee structure and then sent to Council for adoption.

In 2014, new residential units created fell by 16% to 383 units as compared to 456 units in 2013. The creation of single family dwellings, semi-detached and row houses increased by 4.7% to 243 units as compared to 232 units in 2013. The decrease of apartment units by 37.5% to 140 units as compared to 224 units in 2013 was the main cause for the decline in units created. "The slow-down in construction activity was the result of flat growth in jobs and population" with total employment lingering in the same range since 2010. Furthermore, the average price for new single-detached homes increased by approximately 4% annually leaving first-time home buyers finding fewer options within their price range in the new home market<sup>1</sup>.

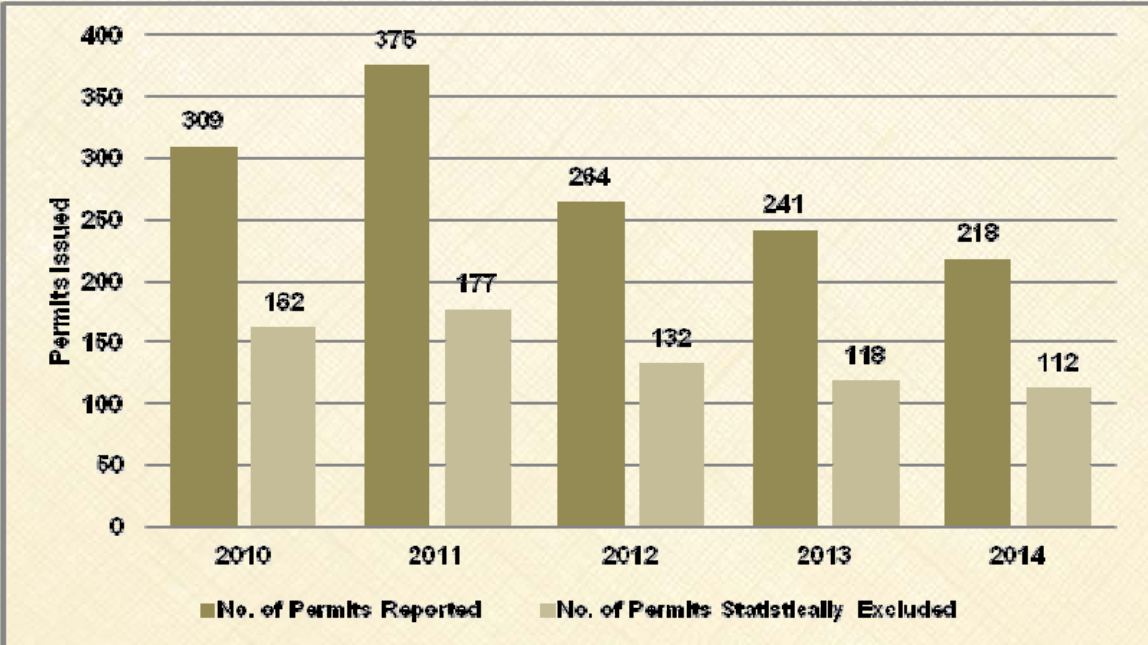
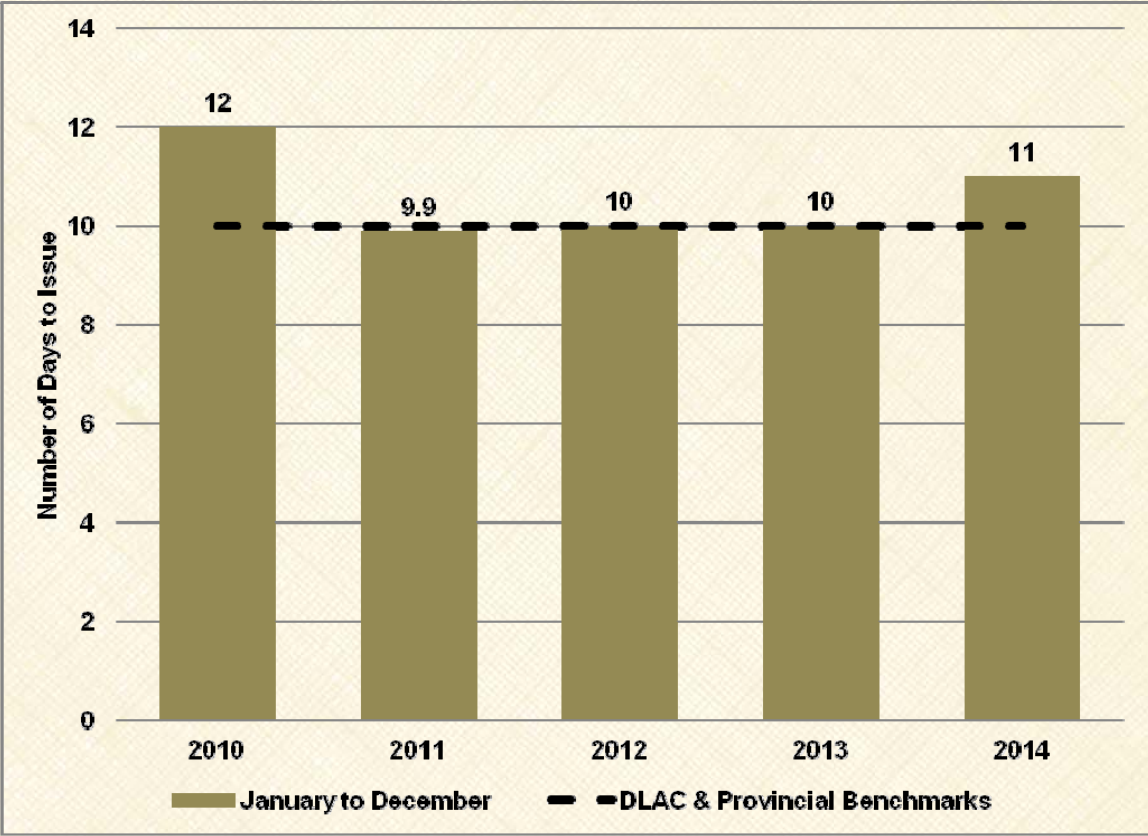
<sup>1</sup> Housing Now Greater Sudbury CMA, First Quarter 2015, CMHC

## Background Information

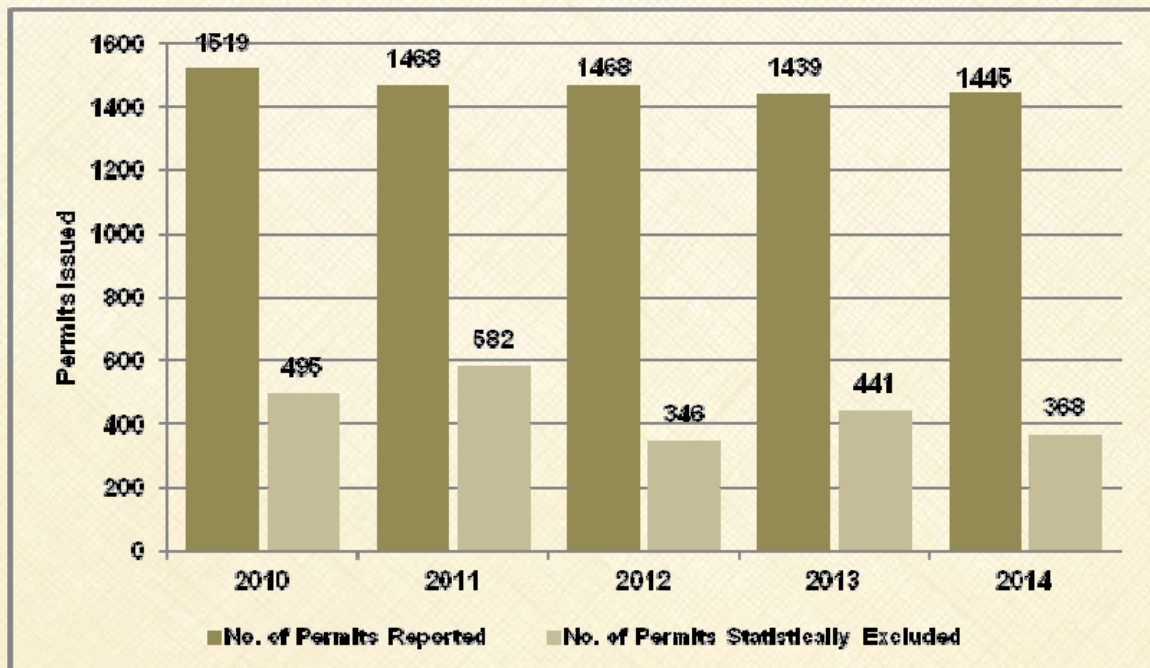
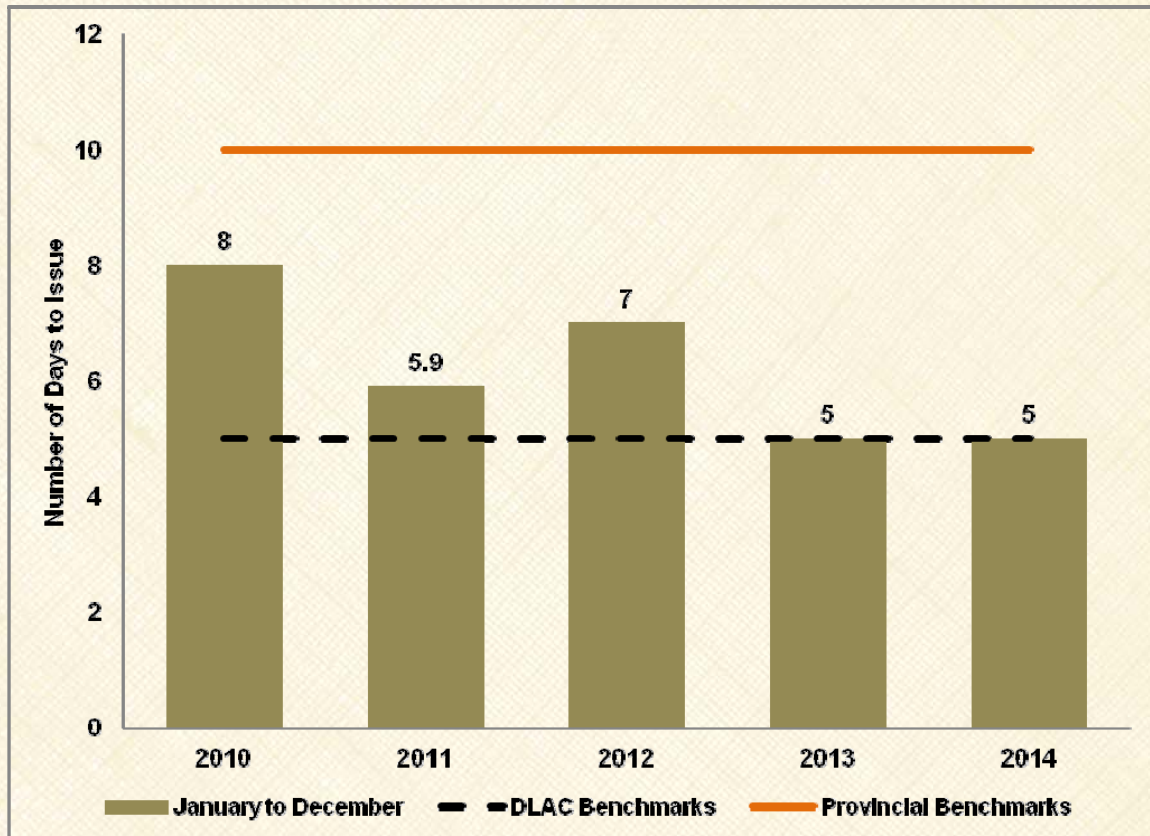
Building statistics in this report relate to permits issued for applications processed in 2014 as per DLAC's direction. Benchmark times only reflect the length of time taken to issue permits once all other development approvals have been cleared, such as Site Plan Control, minor variances, zoning changes or Sudbury & District Health Unit approval for buildings being built in unserviced areas such as new dwellings (new septic system and/or field bed).

**Benchmarks:** 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 for new and miscellaneous construction projects in the residential and ICI sectors during 2014, with those of the previous years.

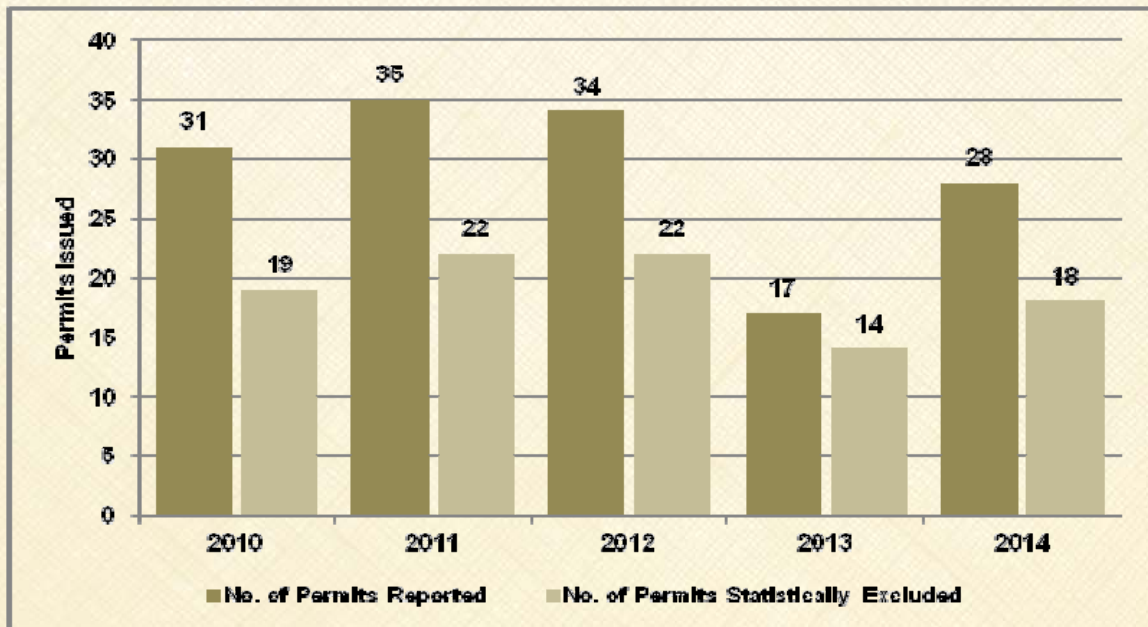
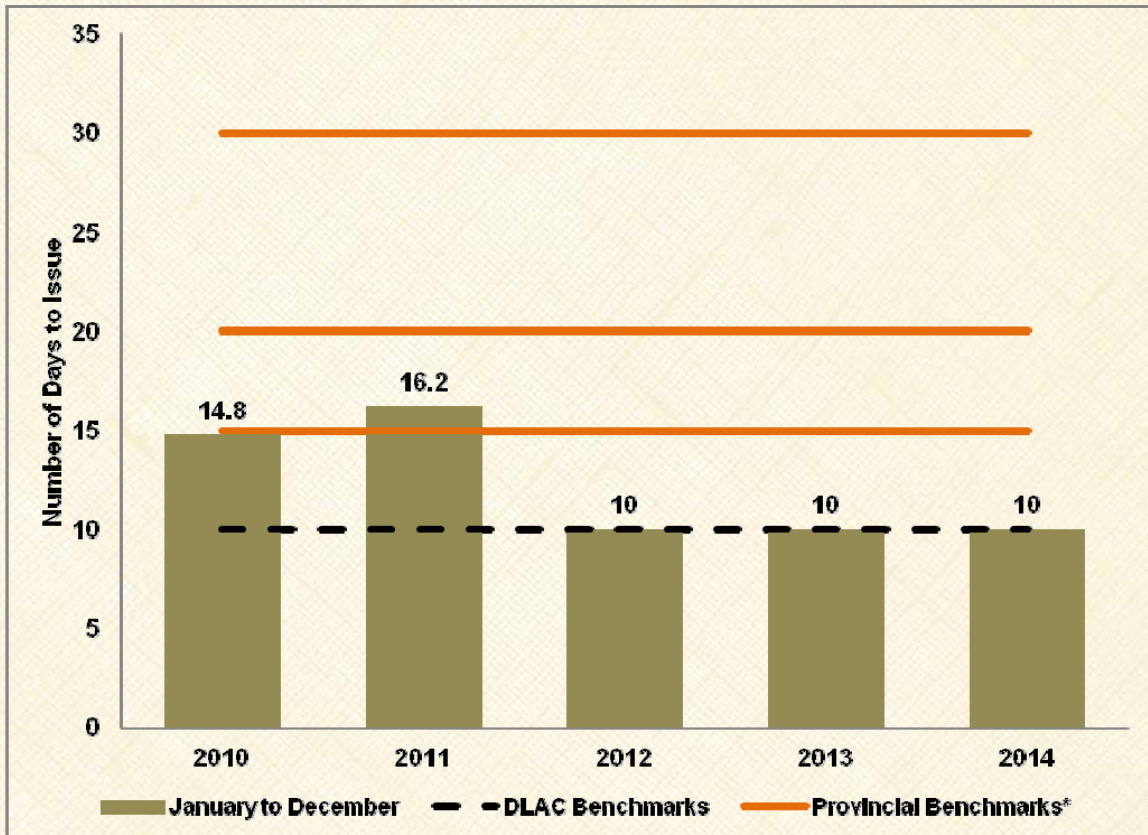
# NEW RESIDENTIAL BENCHMARKS



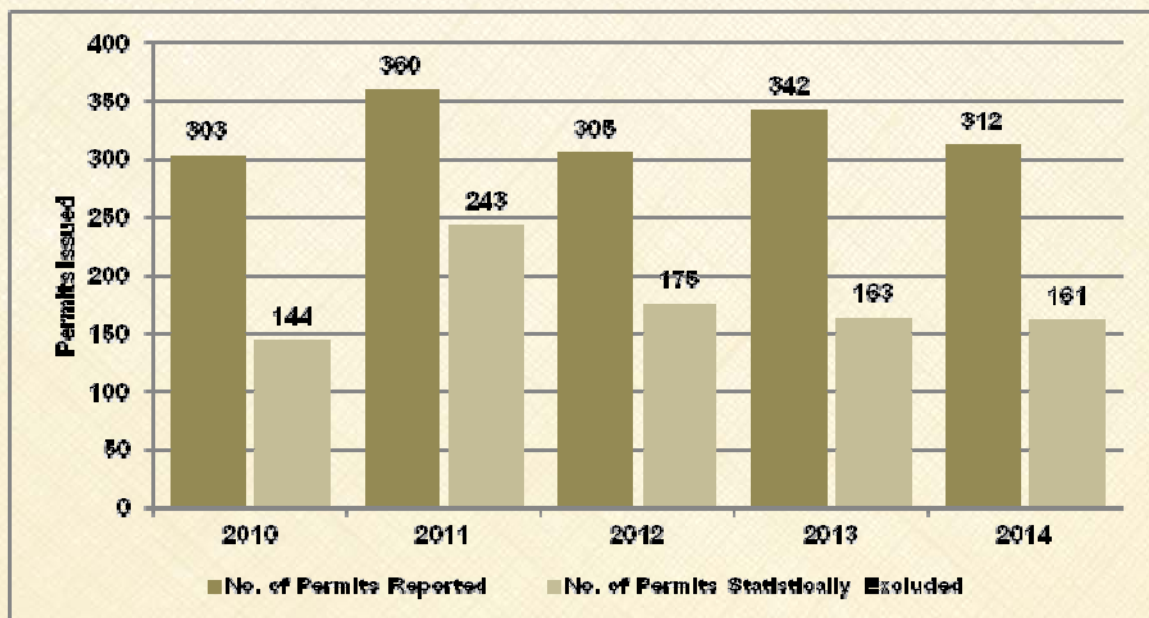
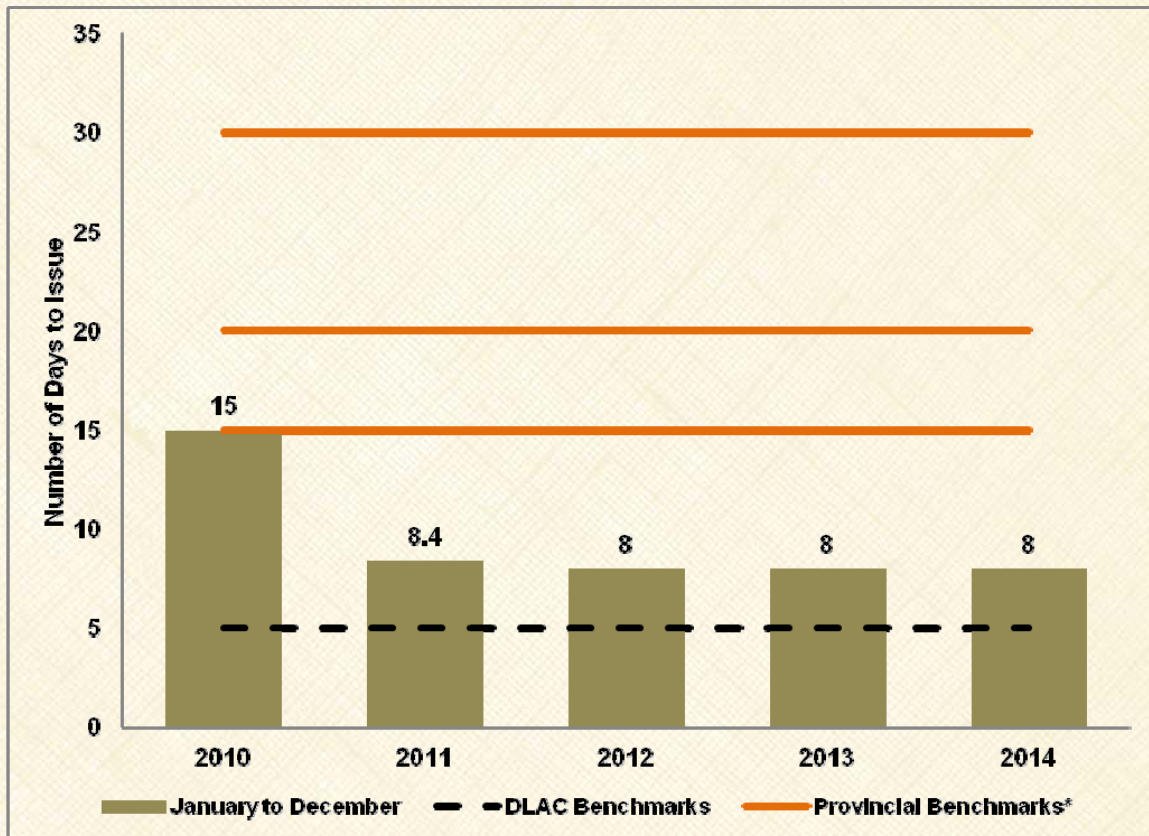
# MISCELLANEOUS RESIDENTIAL BENCHMARKS



# NEW ICI BENCHMARKS



# MISCELLANEOUS ICI BENCHMARKS



## Conclusion

In 2014, our turnaround times stayed consistent and relatively uniform when compared to 2013 by meeting either the DLAC or the provincially mandated benchmarks.

The year 2015 brings exciting new building prospects to Greater Sudbury with the development of numerous ICI and residential projects as listed:

- 6 Storey, 120 room Hilton Garden Inn Hotel, Kingsway, Sudbury
- 4 Storey, 100 room Microtel Hotel, Kingsway, Sudbury
- Dalron Mallard's Landing Townhouse Condominiums, Mallard's Landing, Sudbury
- Canadian Tire Expansion into the Target Store, Barry Downe Road, Sudbury
- Renovations and Addition to St. Denis Elementary School converting to apartments, Panoramic Properties Inc., Regent Street, Sudbury
- Bell Canada Building Facade Improvements, Minto Street, Tom Davies Square
- Dynamic Earth, Theme Park Children's Area
- Science North, Renewable Energy Exhibit Theme Project
- Victoria Mine Site Development
- SkyPower, Renewable Energy Projects
- Vale AER Project, revised from \$2 Billion to \$1.2 Billion
- Proposed Brewers Loft Condominium Development, Northern Breweries, Lorne Street, Sudbury
- Health Sciences North, Advanced Medical Research Institute of Canada, Ramsey Lake Road, Sudbury
- Renovations and Additions to St. Theresa Elementary School, Walford Road, Sudbury
- Legend Boats sales office/industrial manufacturing, Regional Road 55, Lively
- Two warehouses for Fasco Floor Accessories Systems, Cambrian Heights Drive, Sudbury
- Metabolic Research Lab, Laurentian University, Ramsey Lake Road, Sudbury

The selection and implementation process of a new overarching development application software package for the City of Greater Sudbury's Building Services, Planning, By-law and Fire Services Departments will be a major project moving forward in 2015 to improve service and provide further streamlining accountability as well as transparency of the development process.

Building Services staff will continue to explore opportunities with the development industry and their representatives on DLAC to improve service and streamline the development permitting process.

# 2014 ANNUAL BUILDING & DEVELOPMENT REPORT

This year, 2,095 building permits were issued in the City of Greater Sudbury, a decrease of 1.9%, as compared to 2,135 in 2013 (Chart 1). Although the total number of permits issued has not dropped significantly, there was a drop in permits for new apartment construction as compared to single-detached, semi-detached and row houses, which is actually higher this year by 4.7%.

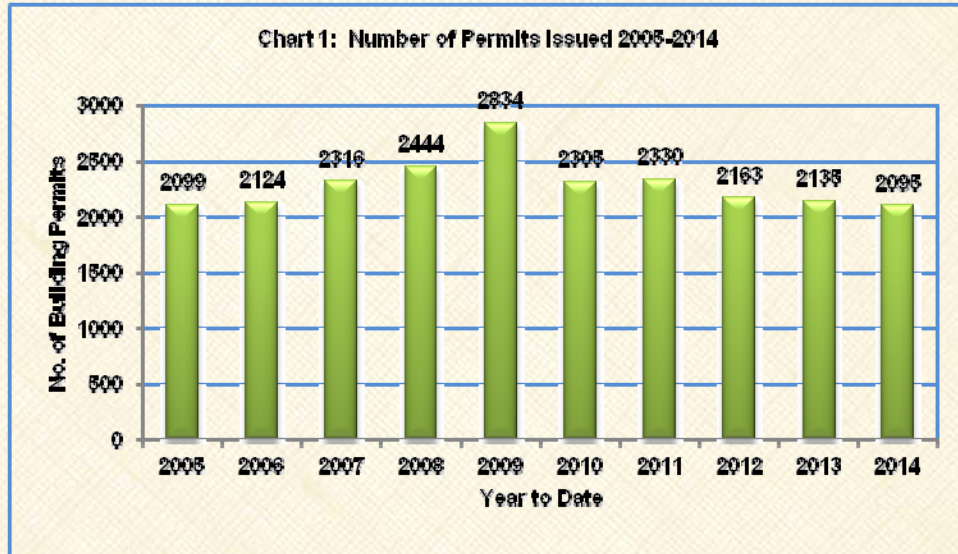
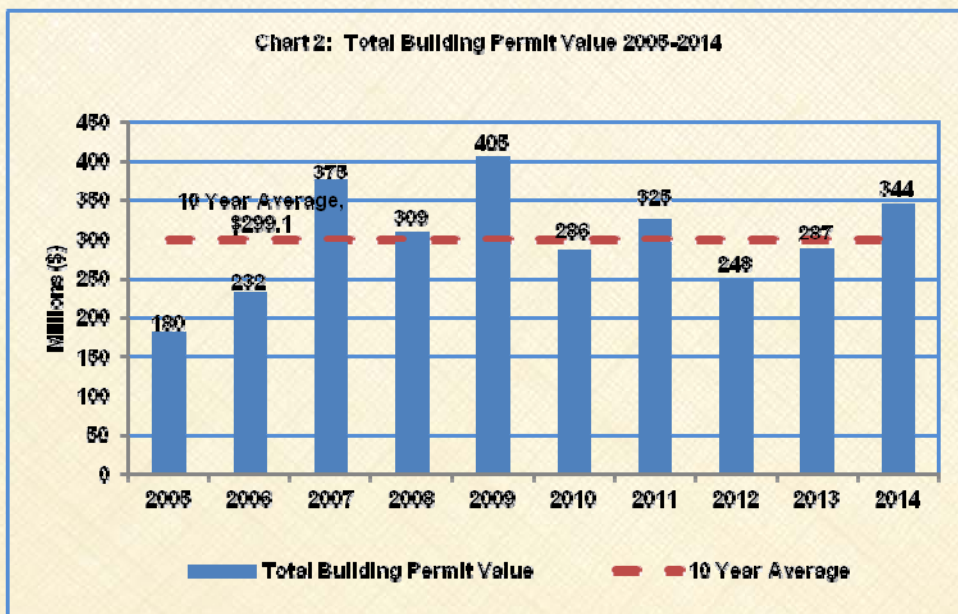
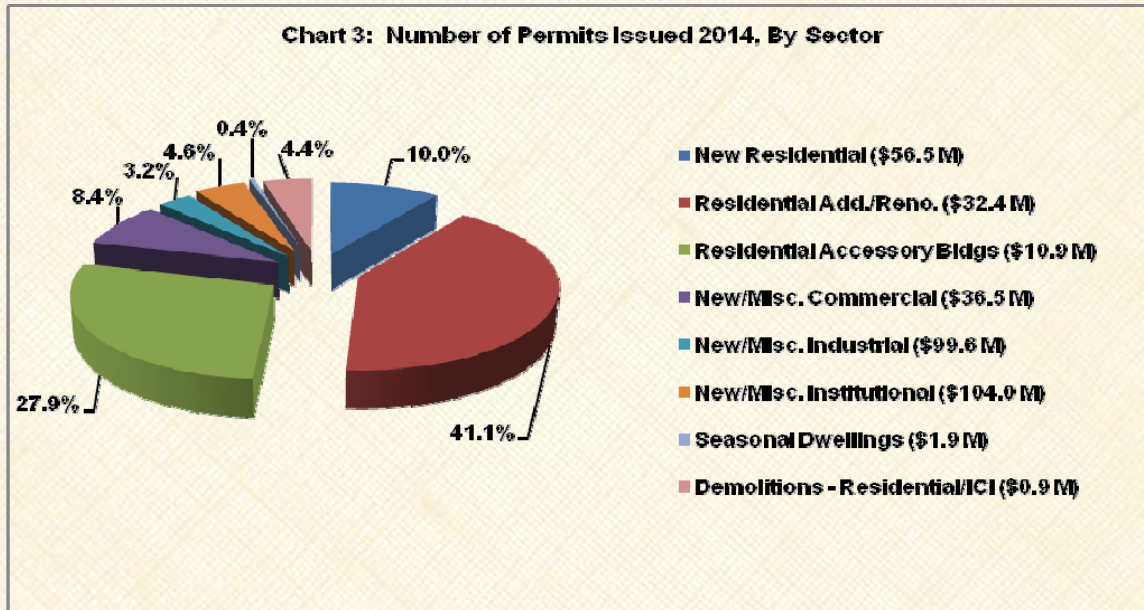


Chart 2 outlines the total construction value of building permits issued in 2014 was \$344.0 million, indicating a 19.9% increase as compared to \$287.0 million in 2013. Over the last 10 years, the total construction value of building permits issued in the City of Greater Sudbury has averaged \$299.1 million.

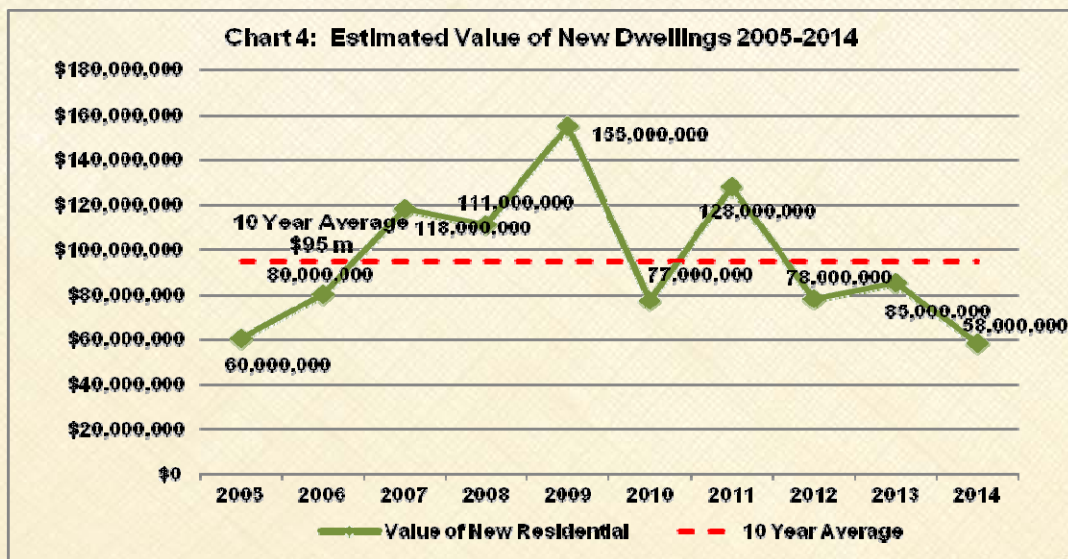


Residential additions, alterations and renovations were the most common construction projects accounting for 41.1% of the total number of permits (Chart 3). Residential accessory buildings at 27.9% of permits and new residential construction (including seasonal dwellings) at 10.4% were the next most common projects. In total, residential construction made up 79.4% (permit volume) of all construction in the City of Greater Sudbury in 2014.



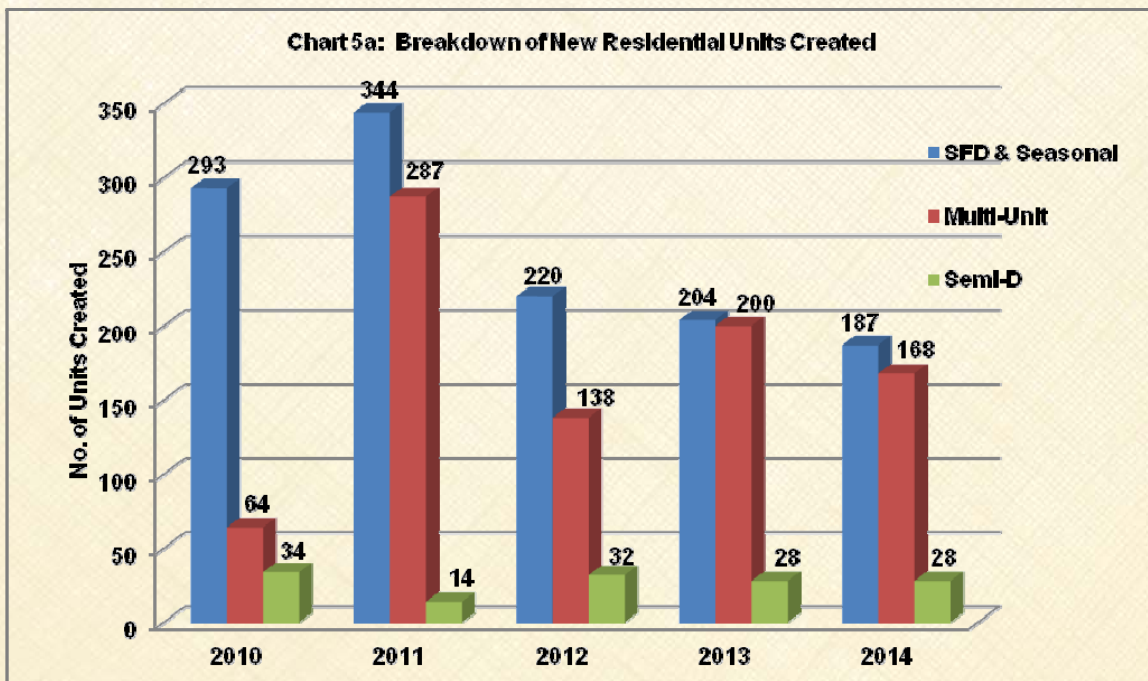
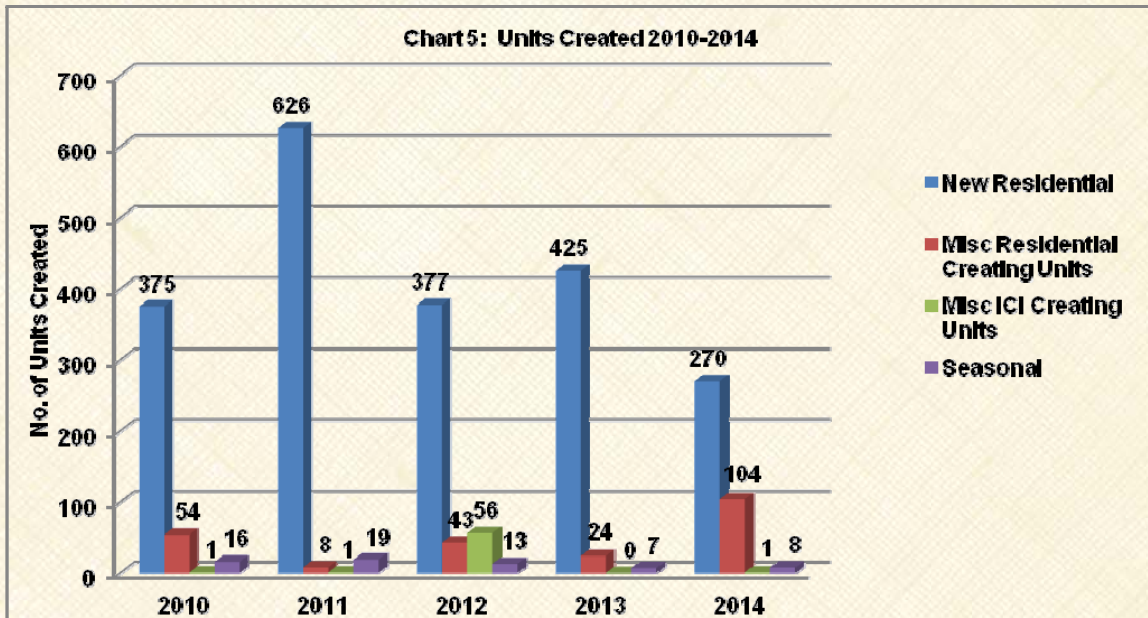
## Residential Development

In 2014, the total value of new residential construction (including seasonal dwellings) was \$58.0 million compared to \$84.9 million in 2013, a 31.7% decrease (Chart 4). Total residential building permit value is still below the historical average (\$95 million).



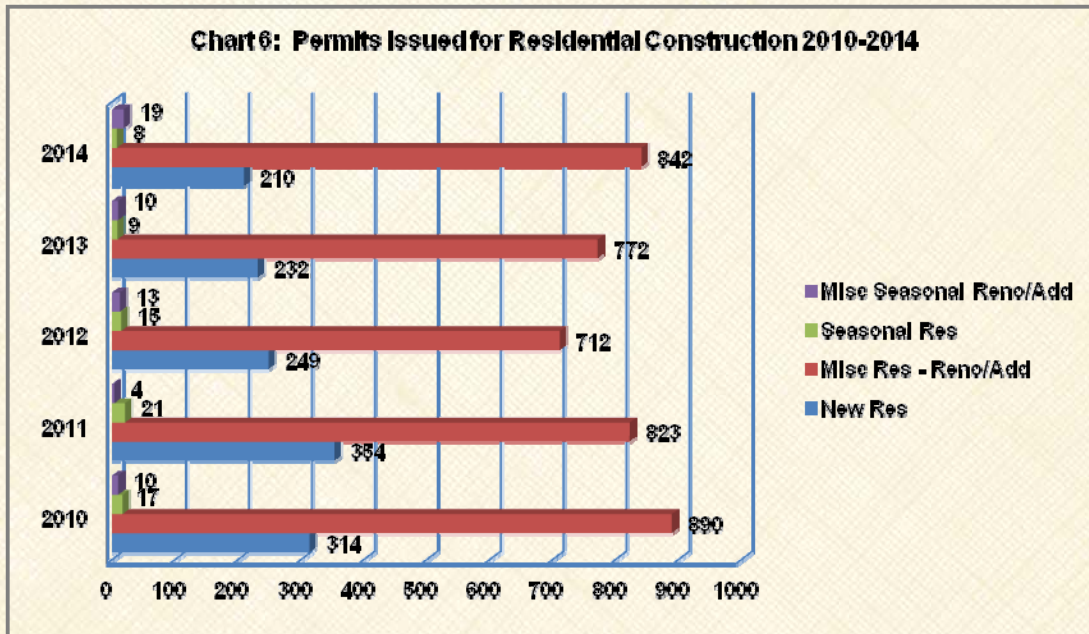
## Residential Development (cont'd)

New housing starts in Sudbury showed a decrease of 35.6% with 278 units created in 2014 compared to 432 units in 2013. (Charts 5 and 5a).



## Residential Development (cont'd)

However, renovations/additions showed an increase of 842 permits issued in 2014 as compared to 772 permits issued in 2013. In 2014 there were 105 units created within an existing structure, an increase three times the amount from the 24 units created in 2013. These projects were valued at \$32.4 million, a 48.6% increase from the 2013 value of \$21.8 million (Chart 6). This is indicative of an intensification of use within the existing building stock. These may be investment properties or second units being created to assist first time home buyers to cover property ownership.



## Residential Accessory Buildings

There were 584 permits issued in 2014 for residential accessory buildings such as detached garages, sheds, and decks, with a construction value of \$10.9 million, a decrease of 11.1% as compared to 657 permits issued and valued at \$11.6 million in 2013.

## Commercial and Industrial Development

In 2014, the total value of new commercial construction at \$7.8 million showed a decrease of 12.4% with 8 permits issued, whereas, 2013 was \$8.9 million with 7 permits issued. The total value of new industrial construction in 2014 was \$35.7 million with 16 permits issued as compared to 9 permits issued and a construction value of \$7.2 million in 2013, an increase approximately four times the amount in 2013. Major projects issued in 2014 for new construction are the LCBO, Silver Hills, Sudbury for \$1.2 million, McDonald's Restaurant, Highway 69 North, Hanmer for \$1.8 million, the Beer Store, Lorne Street, Sudbury for \$2.0 million, Vale new construction in Copper Cliff and Creighton Mine locations totaling \$23.3 million, Medical Marijuana Producer, Mumford Road, Lively for \$2.5 million, Technica Group office and warehouse, Mumford Road, Lively for \$6.0 million.

## Institutional Development

In 2014, 4 permits were issued for new institutional construction with a total value of \$19.1 million, indicating a 51.5% decrease as compared to one permit issued with a value of \$39.4 million in 2013. Major projects issued in 2014 for new construction are the Northern Water Sports Centre, Ramsey Lake Road, Sudbury for \$2.2 million, aircraft hangar with office at the Greater Sudbury Airport for \$7.1 million, New East Catholic Elementary School, Hawthorne Drive, Sudbury (St. Charles College) for \$9.8 million.

## Miscellaneous ICI Development

The construction of additions and interior renovations accounted for the majority of construction for 2014 within the miscellaneous Institutional, Commercial and Industrial (ICI) sector showing a value of \$177.5 million with 312 permits issued. Projects such as interior/exterior alterations and additions to Vale, Copper Cliff Smelter and Clarabelle Mill, at \$28.2 million, additions at SINO Glencore at \$6.4 million, \$66.8 million for renovations & additions to Laurentian University and the School of Architecture, \$3.7 million for renovations to City of Greater Sudbury facilities such as the Chelmsford Arena and Savard Road, Wahnapiatae pumphouse, \$14 million for an addition to the MNR building located at the Greater Sudbury Airport, \$7.6 million of renovations to various commercial projects such as LCBO interior renovations at Silver Hills and interior renovations to Golder Associates and the Northern Development & Mines building.

## Other Permits

The Building Services statistics also track “other” permits issued such as swimming pools, demolitions and plumbing permits. There were 112 swimming pool permits issued at a value of \$1.7 million and 92 demolition permits at a value of \$3.0 million. In 2014, there were 494 plumbing permits issued as compared to 495 in 2013.

## Summary

In 2014 the new residential construction permit applications decreased significantly when compared to 2013 figures. However, residential renovation activity increased significantly to almost offset the drop in the new residential sector. CMHC forecasts predicts an 8% to 10% jump from 2014 numbers in residential construction for 2015<sup>2</sup>. The overall building permit issuance for 2014 was buoyed by the increase in the industrial, commercial and institutional (ICI) sectors.

<sup>2</sup>May 25, 2015, CMHC predictions indicated that housing starts will decline approximately 11.4% or 240 units in 2015 and 4% in 2016 or 230 units, compared to 271 units in 2014.