

2016

Annual Building & Development and Benchmark Report



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Permits & Approvals Integration

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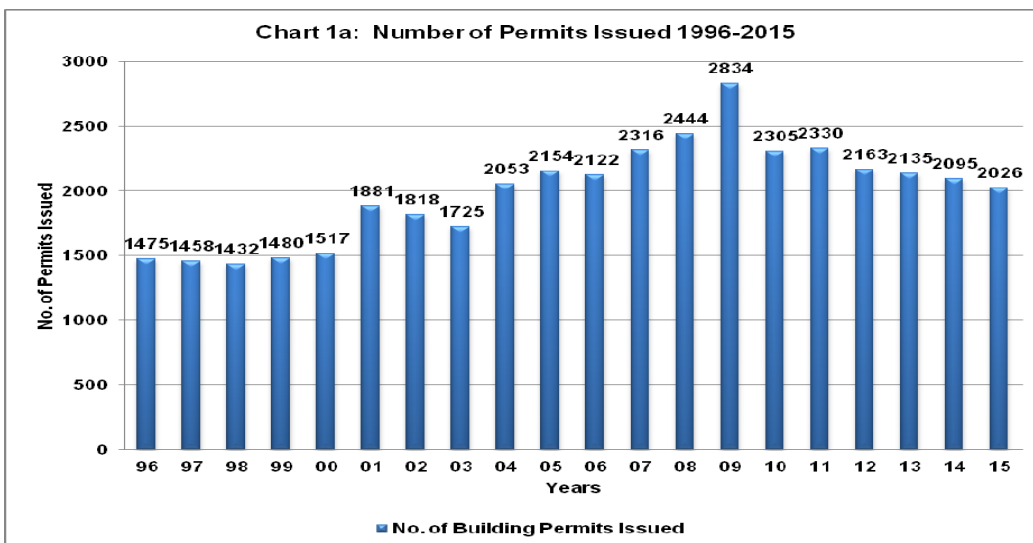
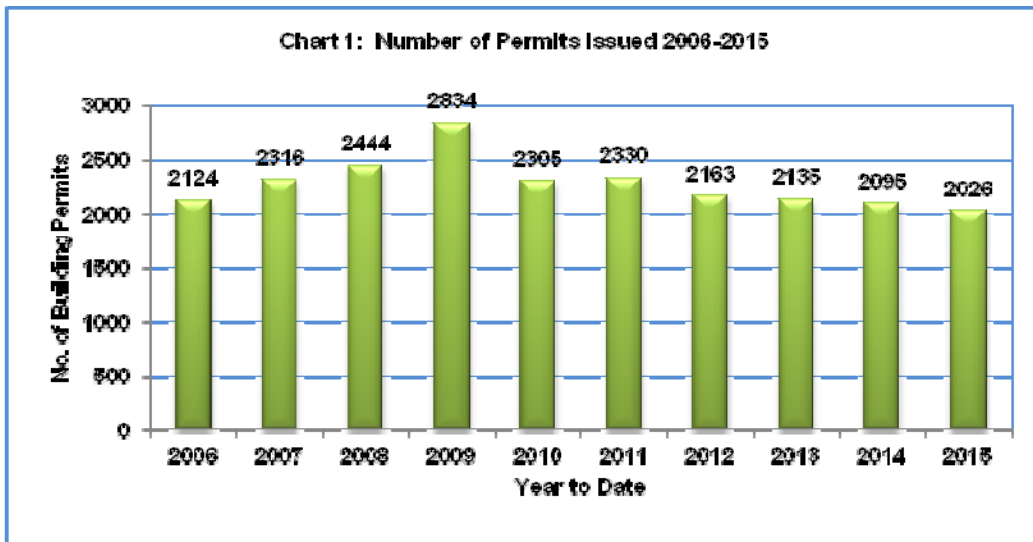
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Building Permit Activity

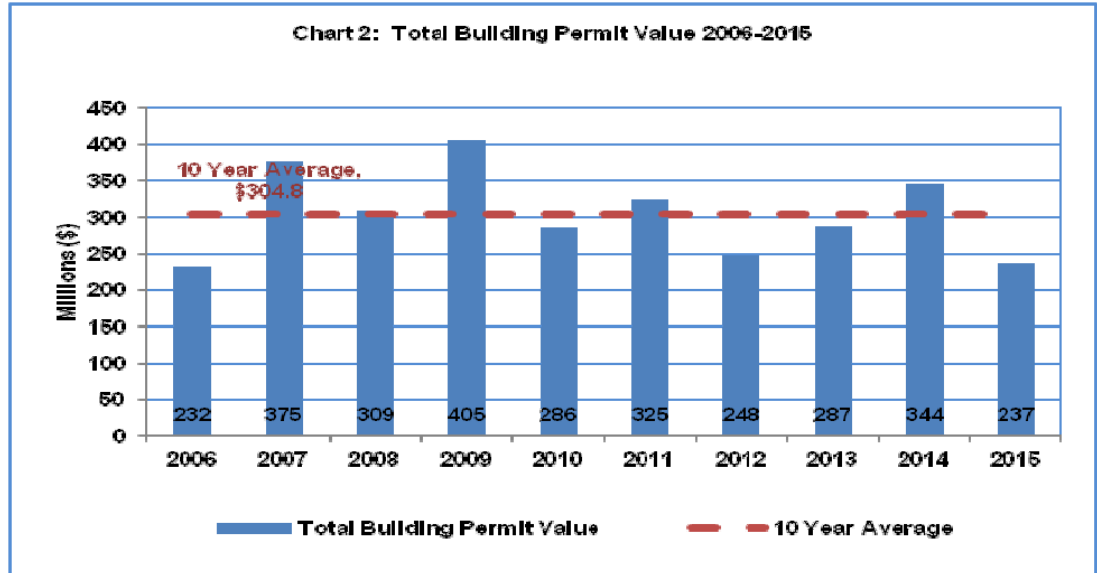
Building permits issued:

This year, 2,026 building permits were issued in the City of Greater Sudbury, a decrease of 3.3%, as compared to 2,095 in 2014 (Chart 1). Again, over the last 20 years we can see the cyclical nature of our economy with some anomalies such as the financial crash of 2007, and the introduction of ICI Development Charges in 2009 (Chart 1a).



Construction value:

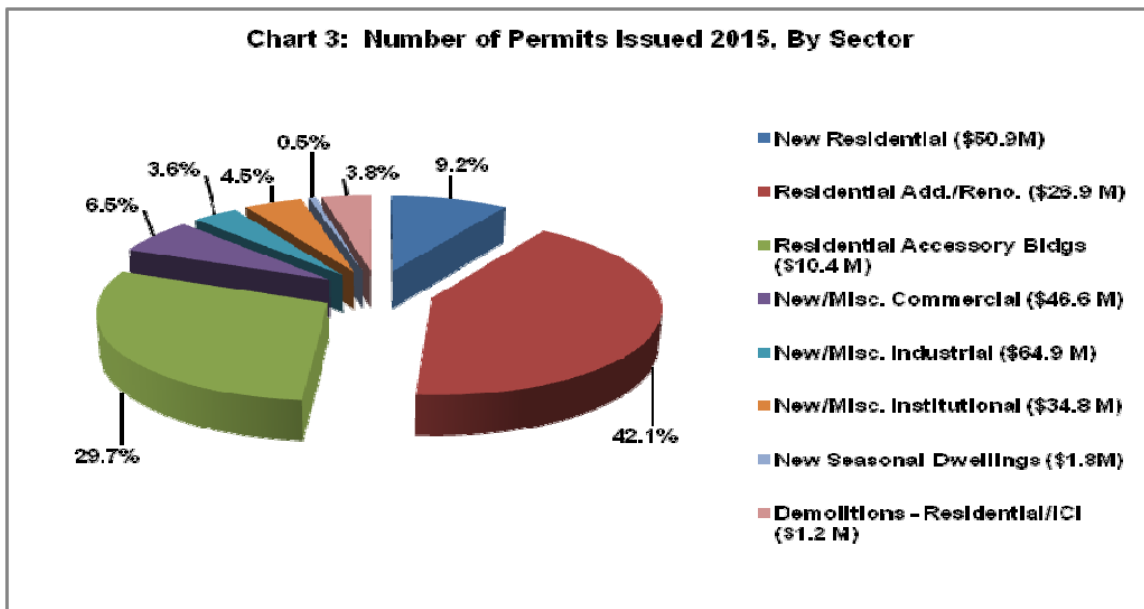
Chart 2 outlines the total construction value of building permits issued in 2015 was \$237.0 million, indicating a 31.1% decrease as compared to \$344.0 million in 2014. On the positive side, over the last 10 years, the total construction value of building permits issued in the City of Greater Sudbury has averaged \$304.8 million.



Number of permits issued by sector:

Residential additions, alterations and renovations were the most common construction projects accounting for 42.1% of the total number of permits (Chart 3). Residential accessory buildings at 29.7% of permits and new residential construction (including seasonal dwellings) at 9.2% were the next most common projects. In total, residential construction made up 81.5% (permit volume) of all construction in the City of Greater Sudbury in 2015.

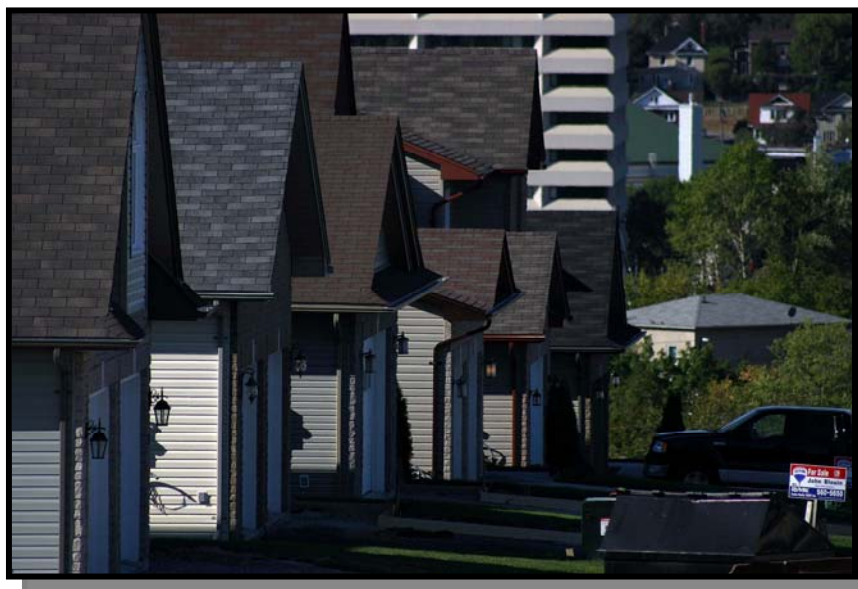
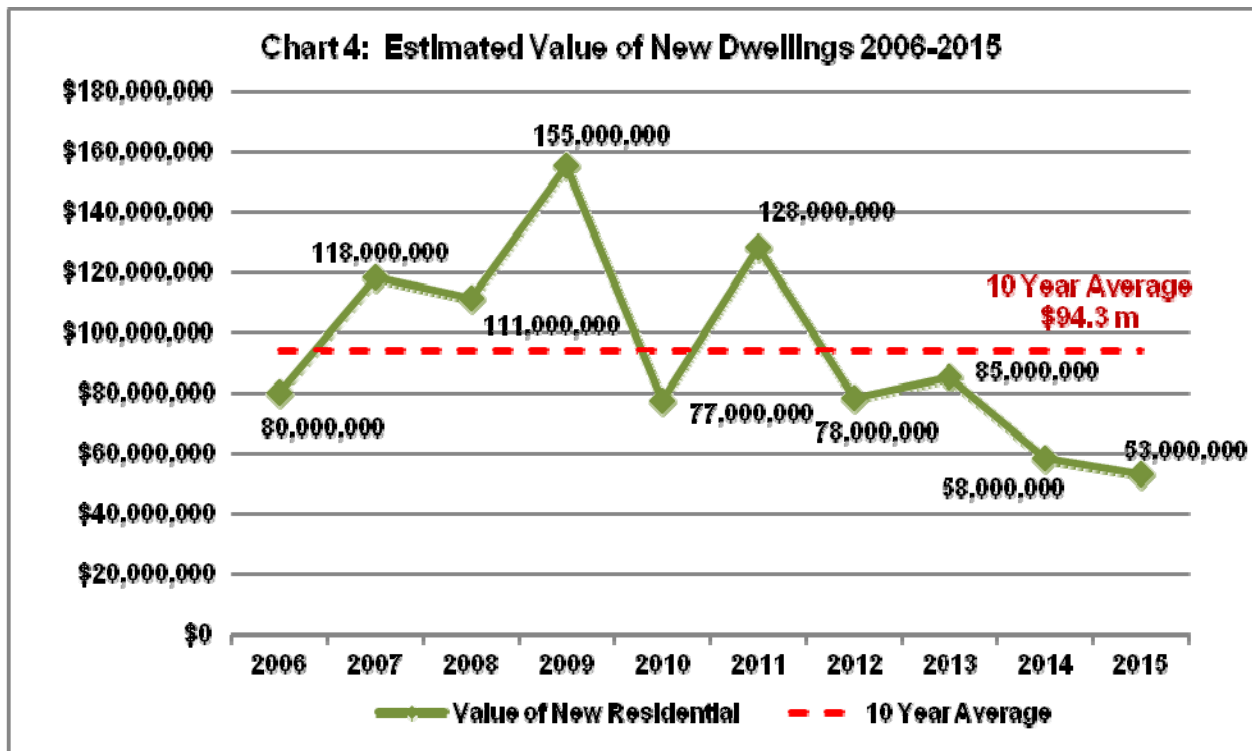
In 2014 and 2015, the number of building permits issued in residential projects amounted to 80% and 82% of the total permits issued, however this only represented 30% and 38% of the value of construction in those years. Also, the charts indicate that of the residential permits, new single family dwellings represent 57% and 59% of total value when in 2013, the new single family dwelling represented 71% of the values which clearly indicates a migration to the renovation sector from new construction potentially indicates homeowners are investing in existing infrastructure as opposed to buying new.



Residential Development

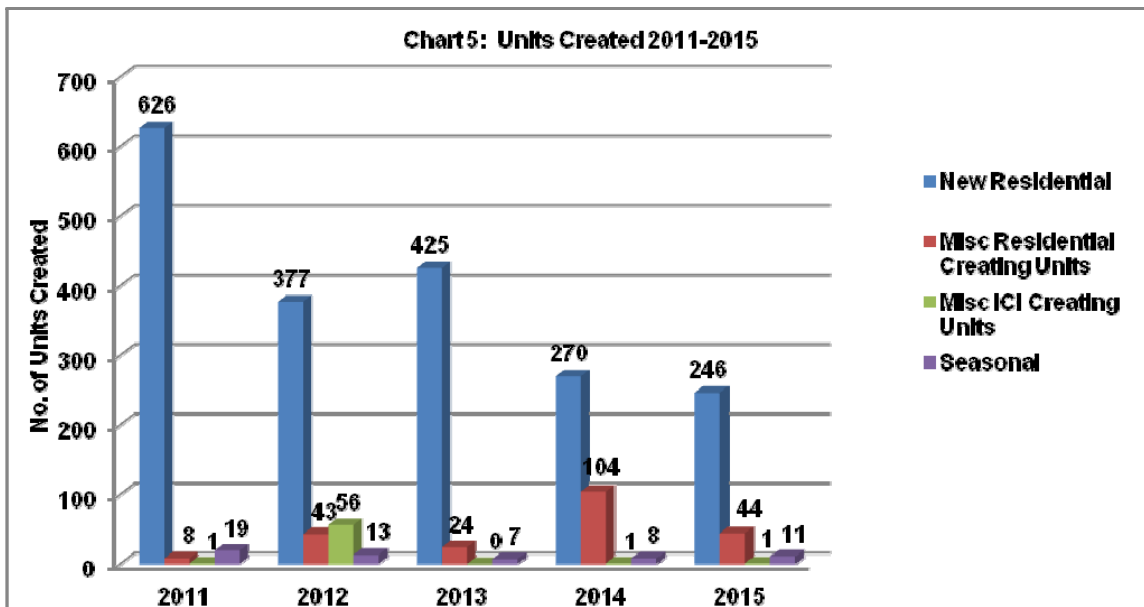
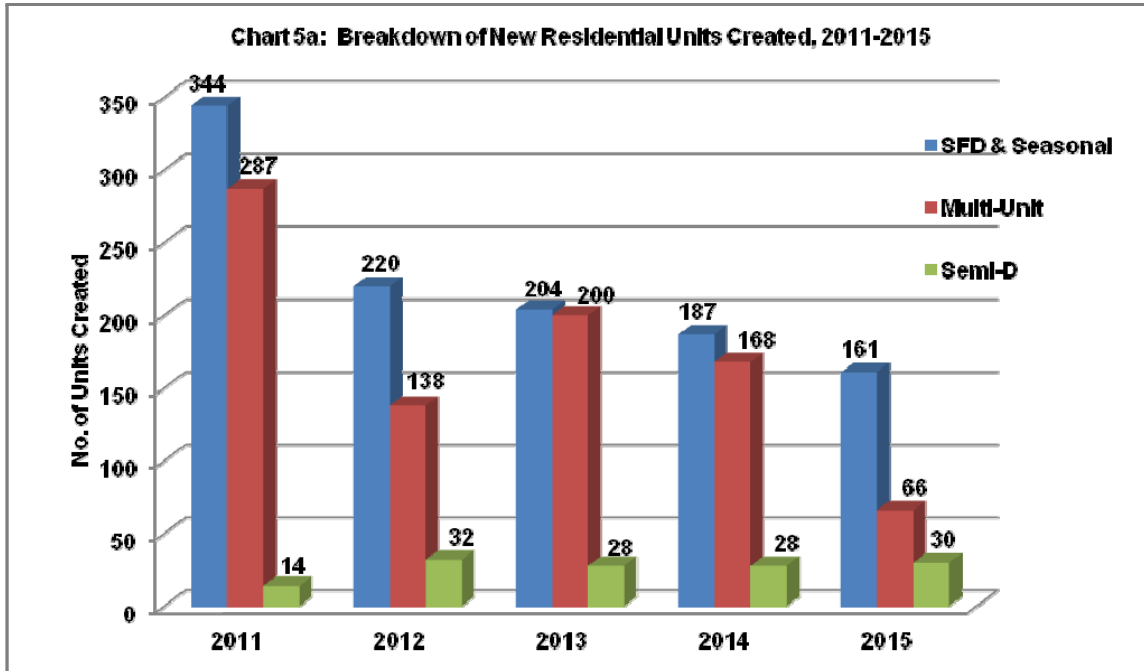
Construction value of new dwellings:

In 2015, the total value of new residential construction (including seasonal dwellings) was \$53.0 million compared to \$58.0 million in 2014, a decrease of 8.6% in 2015 (Chart 4). Total residential building permit value is still below the historical average (\$94.3 million).



Number of units created:

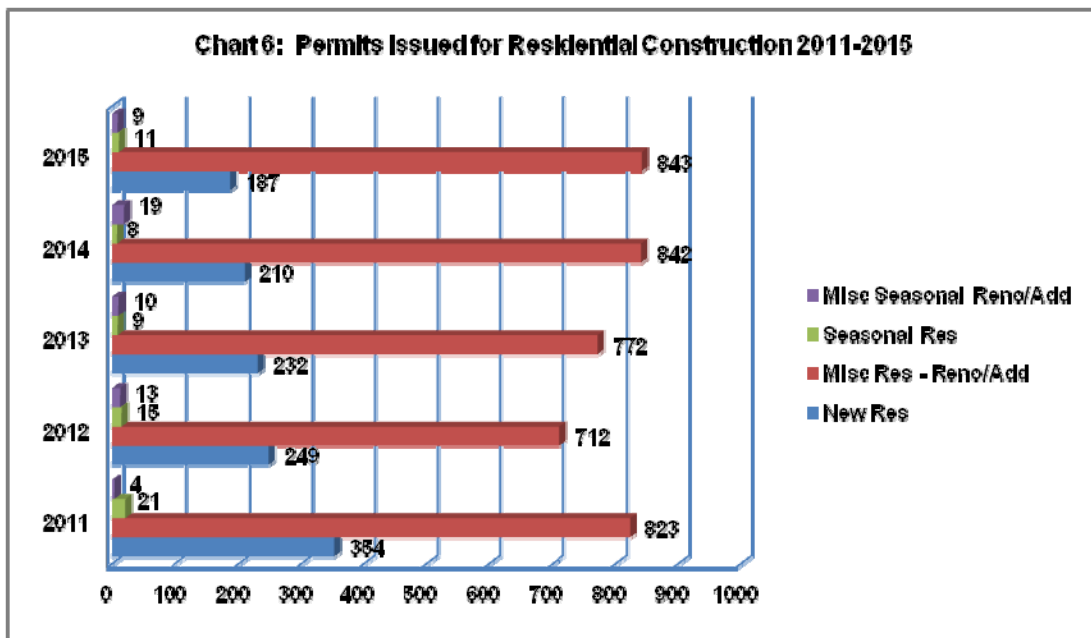
New housing starts in Sudbury showed a decrease of 21.2% with 257 units created in 2015 compared to 278 units in 2014. (Charts 5 and 5a).



Permits issued for residential construction:

Residential renovations/additions (including seasonal) saw a decrease of 1.1% with 852 permits issued in 2015 as compared to 861 permits issued in 2014. These projects were valued at \$26.9 million, a 17% decrease from the 2014 value of \$32.4 million (Chart 6).

In 2015 there were 45 units created within an existing structure (both residential and ICI), a decrease of 57.1% as compared to the 105 units created in 2014. According to CMHC, the rapidly aging population and decreasing household size in Sudbury have been supporting a growing preference for multiple-unit homes, however, with the high level of rental apartment units already undergoing construction and with the rising vacancy rate, this will deter builders from starting more rental apartment units¹.



Residential accessory buildings:

There were 602 permits issued in 2015 for residential accessory buildings (including seasonal) such as detached garages, sheds, and decks, with a construction value of \$10.4 million, an increase of 3.1% as compared to 584 permits issued with a construction value of \$10.9 million in 2014.

¹Housing Market Now, Greater Sudbury CMA, Fall 2015, CMHC

Industrial, Commercial and Institutional (ICI) Development

New commercial and industrial:

In 2015, the total value of new commercial construction at \$25.7 million showed an increase of 229.5% with 8 permits issued, whereas, 2014 was \$7.8 million with 8 permits issued. The total value of new industrial construction in 2015 was \$37.2 million with 19 permits issued as compared to 16 permits issued and a construction value of \$35.7 million in 2014, an increase of 4.2%. Major projects issued in 2015 are:

- Audi Dealership, Lasalle Blvd., 7,336 sq.ft., \$3.1 million
- Skater's Edge, Kingsway, 25,480 sq.ft., \$2.8 million
- Strip Mall & Gas Station, Mazzuca Development, RR #84, 6,088 sq.ft., \$2.1 million
- Microtel Hotel, Kingsway, 51,128 sq.ft., 100 rooms, \$6.4 million
- Diggs & Dwellings, Kingsway, 22,927 sq.ft., \$6.4 million
- Retail Building, Highway 144, 10,505 sq.ft., \$1.9 million
- Imperial Auto Collision Centre, Kingsway, 17,557 sq.ft., \$3.4 million
- Clean AER, Vale, Copper Cliff, 47,633 sq.ft., \$14.8 million
- Victoria Mine, Vale, Fairbank E. Rd., 6,111 sq.ft., \$5.5 million
- Transport Terminal, Pioneer Rd., 6,286 sq.ft., \$1.0 million
- Industrial Building, Hardrock Mining, White St., 15,120 sq.ft., \$1.9 million
- 2 Warehouse Buildings, Cambrian Heights Dr., 30,136 sq.ft., \$4 million
- Sales Office/Industrial Manufacturing, Legend Boats, RR #55, 49,809 sq.ft., \$6.2 million

New institutional:

In 2015, 1 permit was issued for new institutional construction as compared to 4 permits issued in 2014. The construction value in 2015 was \$8.6 million, a decrease of 55% as compared to \$19.1 million in 2014. A new elementary school, at 26,988 square feet and located on Frod Road (St. David Elementary School) was issued February 26, 2015.

Miscellaneous ICI:

The construction of additions and interior renovations within the miscellaneous Institutional, Commercial and Industrial (ICI) sector in 2015 showed a value of \$74.8 million with 269 permits issued as compared to \$177.5 million with 312 permits issued in 2014. Projects such as:

- Exterior alterations, Mining Sector, Copper Cliff Smelter & Fraser Mine, \$5.5 million
- Interior alterations, Mining Sector, Copper Cliff Smelter & Glencore, \$6.5 million
- Exterior façade renovations, Bell Canada, Minto St., \$2.9 million
- Interior renovations, Respect is Burning, Durham St., \$1.2 million
- Interior renovations, Conversion of Target to Canadian Tire, Lasalle Blvd., \$1.0 million
- Interior renovations, St. Charles College, Hawthorne Dr., \$1.5 million
- Interior renovations, Cardiac Outpatient Centre, Regent St., \$2.1 million
- Roof replacement, Government Offices, Cedar St., \$3.0 million
- Exterior alterations, St. Paul Elementary School, Edward Ave., \$1.4 million
- Addition to Greater Sudbury Utilities, Regent St., 3,714 sq.ft., \$1.0 million
- Renovations to Sudbury Credit Union, Barry Downe Rd., \$1.0 million
- Addition, Money in Motion, Armstrong St., 4,611 sq.ft., \$1.5 million
- Addition, Clarabelle Mill Mine, Vale, 44,740 sq.ft., \$2.8 million
- Addition, Maslack Supply, Falconbridge Hwy, 29,440 sq.ft., \$3.7 million
- Addition, Metabolic Research Lab, Laurentian University, Ramsey Lake Rd., 4,072 sq.ft., \$3.5 million
- Repair foundation, underground parking garage, Cedar St., \$2.0 million

“Other” Permits

Swimming pools, demolitions and plumbing permits:

The Building Services statistics also track “other” permits issued such as swimming pools, demolitions and plumbing permits. There were 121 swimming pool permits issued at a value of \$1.8 million and 77 demolition permits at a value of \$1.2 million. In 2015, there were 498 plumbing permits issued as compared to 494 in 2014.

Summary

CMHC statistical data reflects the softening of the residential sector in single family starts and MLS average price. Also, CMHC is predicting a further softening in 2016 with single family starts predicted to drop by 27% but multi-units dropping only 5% from 2015 numbers².

²Housing Market Now, Greater Sudbury CMA, Fall 2015, CMHC

Turn Around Times for Building Permits

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.

Background information:

Building statistics in this report relate to permits issued for applications processed in 2015 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 unserved areas such as new dwellings (new septic system and/or field bed).

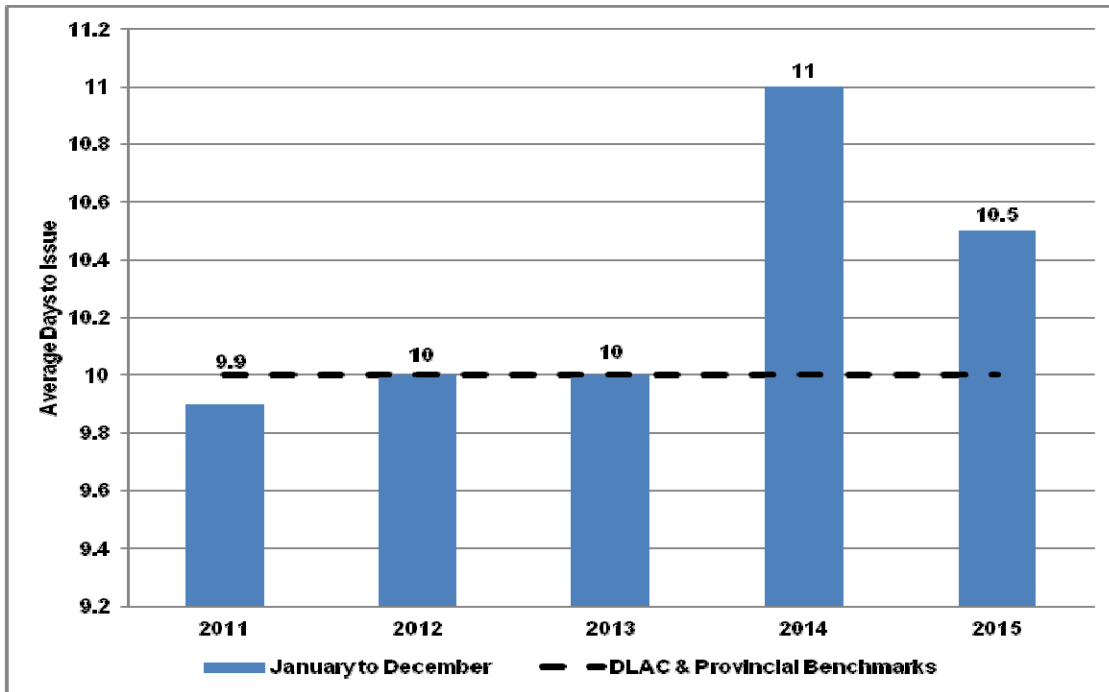
Benchmarks: The following compares the length of time it took to issue permits having a complete application as mandated by the Ministry of Municipal Affairs and Housing for new and miscellaneous construction projects in the residential and ICI sectors during 2015, with those of the previous years.

We have included both DLAC benchmarks as well as Provincial benchmarks:

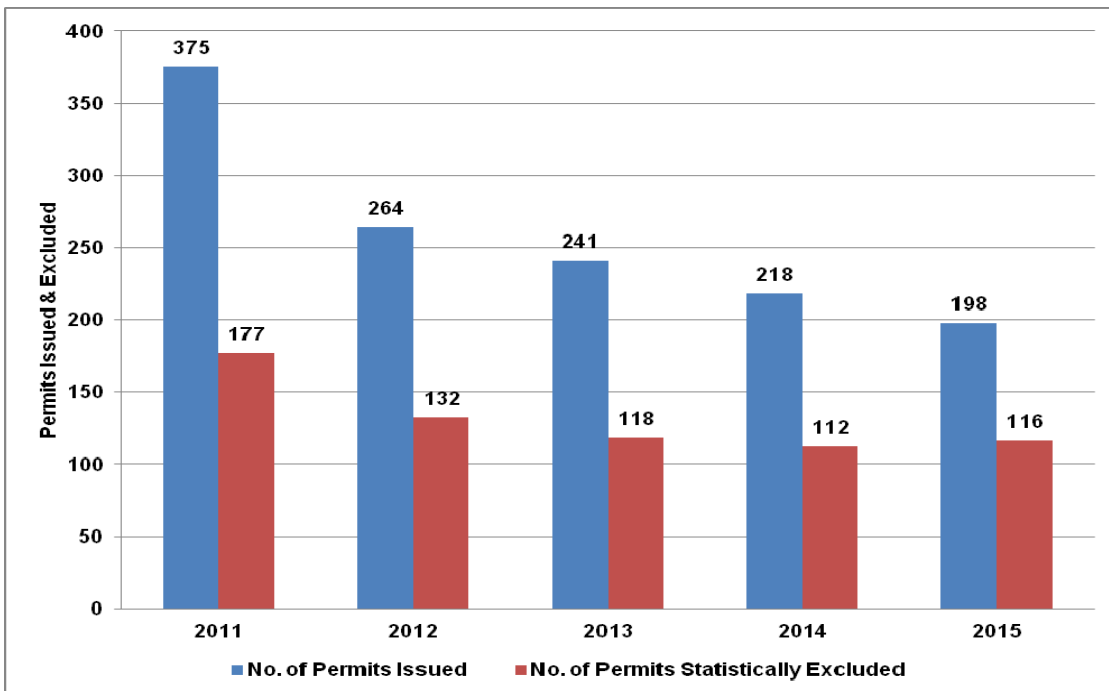
PERMIT TYPE	BENCHMARKS	
	DLAC	Provincial
New Residential	10	10
Misc. Residential	5	10
New ICI	10	15 to 30 ³
Misc. ICI	5	15 to 30 ³

³15 days – Part 9 (other) buildings; 20 days – Part 3, 4, 5, 6 large buildings; 30 days – Part 3, 4, 5, 6 complex buildings

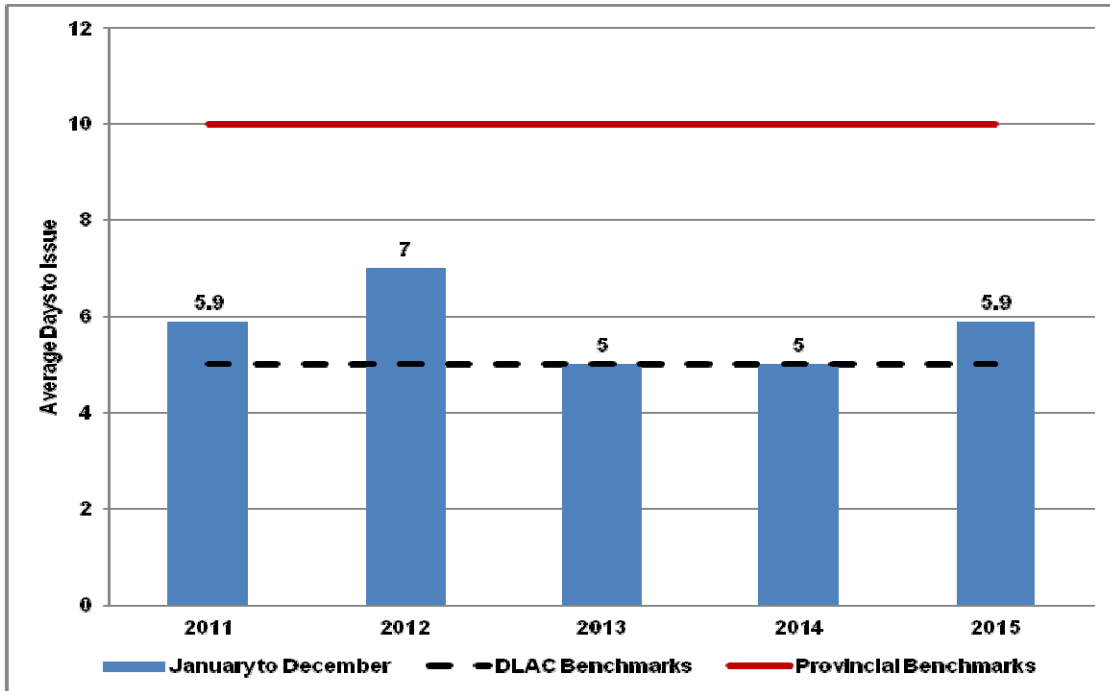
New residential benchmarks:



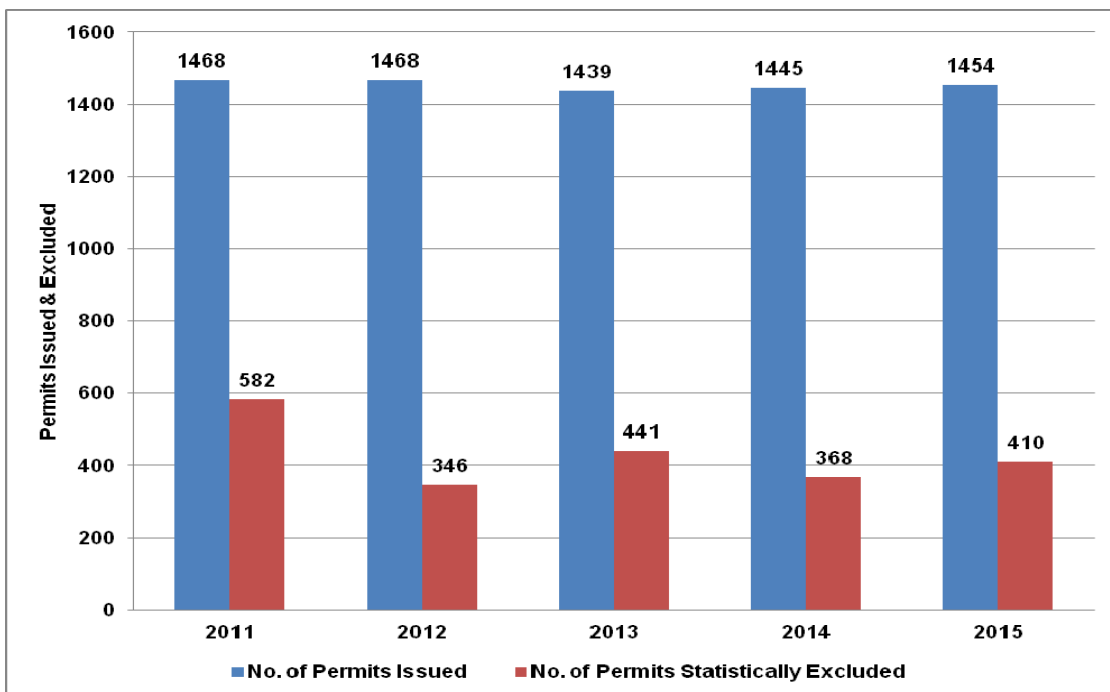
Number of new residential permits issued & excluded:



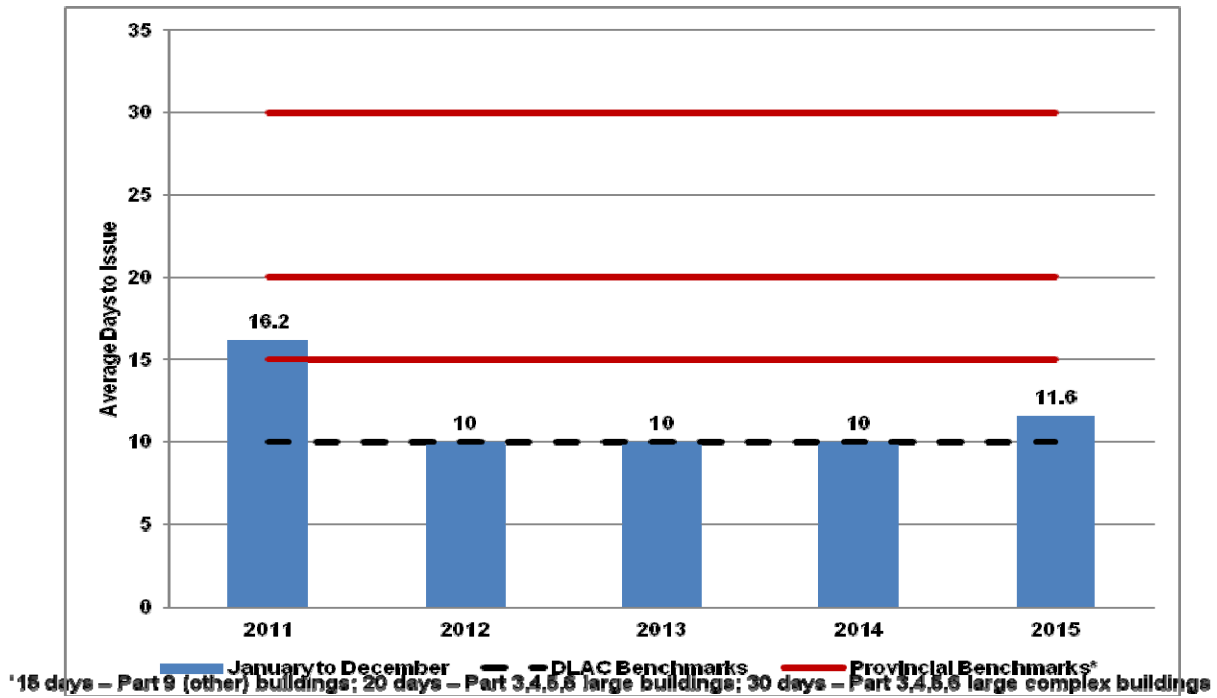
Miscellaneous residential benchmarks:



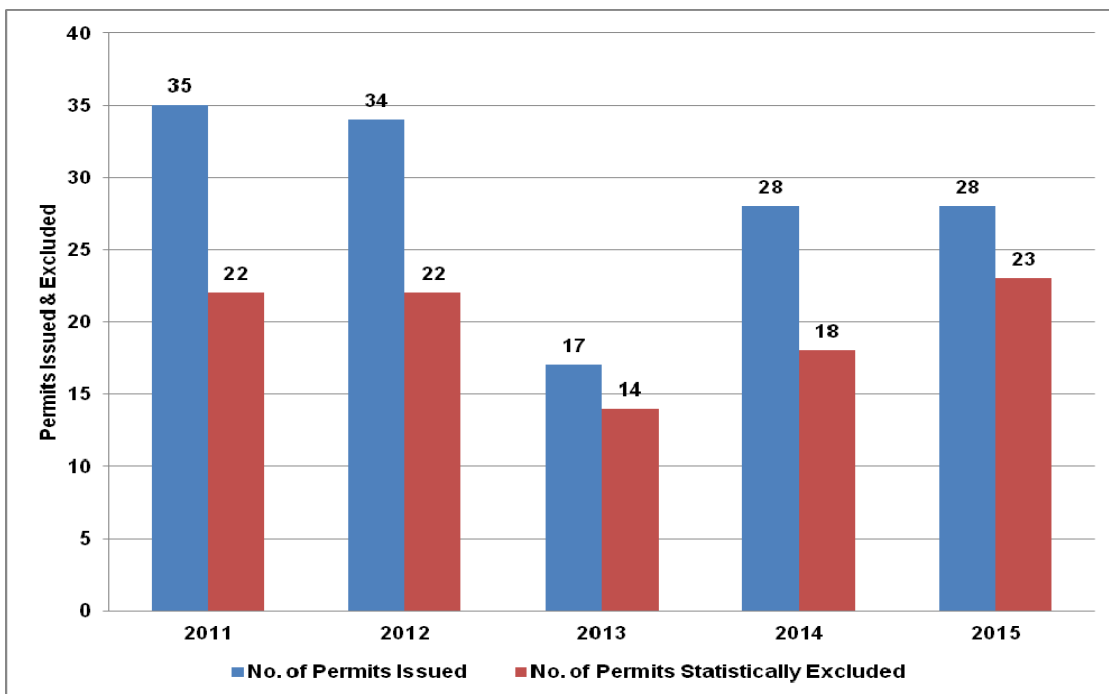
Number of miscellaneous residential permits issued & excluded:



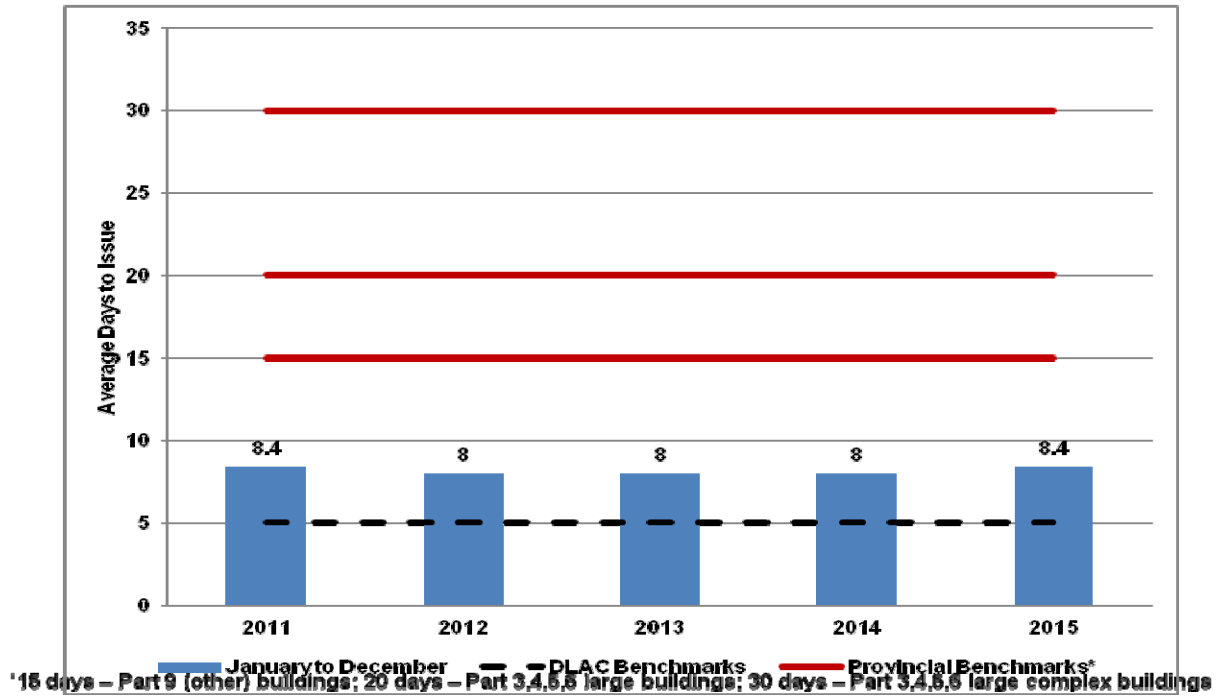
New ICI benchmarks:



Number of new ICI permits issued & excluded:

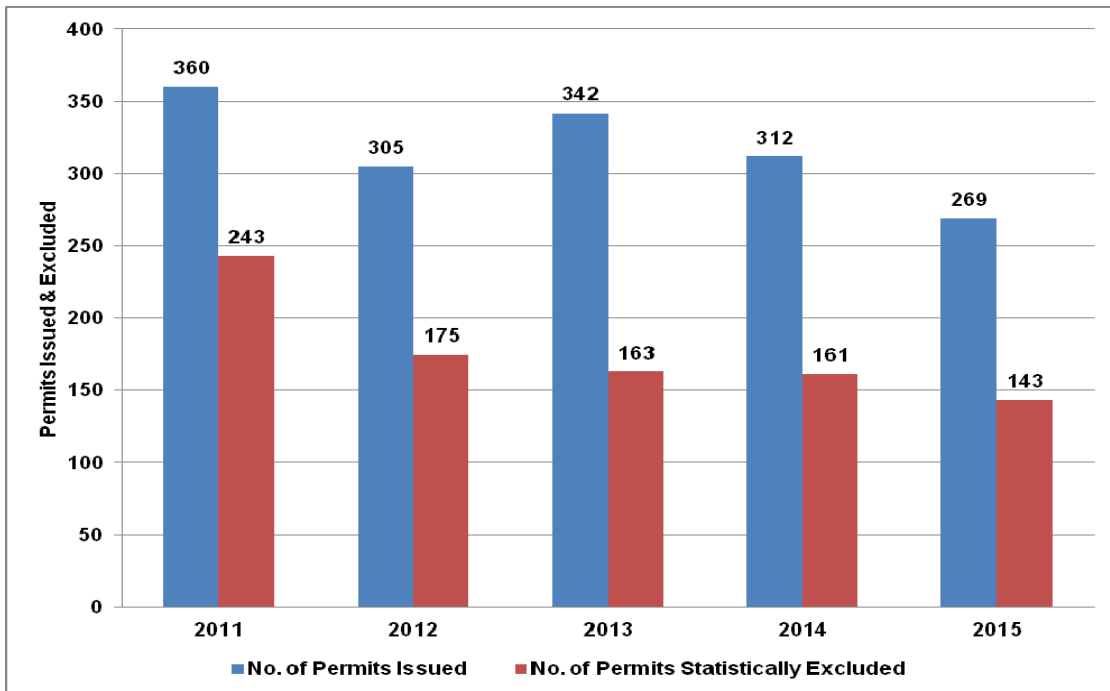


Miscellaneous ICI benchmarks:



Number of miscellaneous ICI permits issued & excluded:

of



Conclusion

In 2015, our turnaround times stayed consistent and relatively uniform when compared to 2014 by meeting either the DLAC or the provincially mandated benchmarks despite the fact that we had challenges with staff due to health issues within senior Permit Processing Clerk ranks during the period of February to present, junior Permit Processing Clerks moving onto different departments within the organization creating significant staffing pressures for remaining senior staff when hiring and training to replace these lost resources.

The year 2016 brings exciting new building prospects to Greater Sudbury with the development of numerous ICI and residential projects as listed:

- 6 Storey, 119 room Hilton Garden Inn Hotel, Kingsway, \$11.9 million
- Additions, interior renovations of Bianco's, Kingsway, 2,935 sq.ft., \$2.0 million
- 2 - 5 Unit townhouse/condos, Mallard's Landing, 29,112 sq.ft., \$2.0 million
- Addition, NRC Nickel Emissions, \$1.4 million
- Interior renovations, Government offices, Larch St., \$1.4 million
- Addition, FedEx Ground, Kelly Lake Rd., 7,600 sq.ft., \$1.5 million
- Addition, Sudbury Hyundai, Kingsway, 9,736 sq.ft., \$2.8 million
- Imperial Auto Body, Kingsway, 18,000 sq.ft., \$3.4 million
- VALE
 - Converter Scrap Handling Building, 6,000 m2
 - MK Filtration & Loadout Renovations
 - Flash Furnace Renovations
 - Clarabelle Mill Sump Renovation
 - New Contractor Dry Building
 - Concentrate Receiving Addition & Renovations
 - Smelter Matte Separation Renovations, 8,000 m2
 - Acid Plant Upgrade
- Northern Nissan, Kingsway
- Meadowbrook Seniors Expansion, Lively
- Kingsway Development New Restaurant, 15,000 sq.ft.
- Auto Park Development, 2 Dealerships, 50,000 sq.ft.; 1 Body Shop, 15,000 sq.ft.
- Victoria Mine Site Development
- Proposed Brewers Loft Condominium Development, Northern Breweries, Lorne St.
- St. Joseph's Hospital Condominium Development, 183 units
- Health Sciences North Medical NEO Kids Learners Unit
- Copper Cliff South
- Casino Development
- Red Oak Villa Retirement Expansion
- Laurentian University New Student Centre

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.