



Meeting Date: December 7, 2022

Submitted by: Arnie Marsman, Director Building Services / Chief Building Official

Report No: BLD-06-2022

Subject: Third Quarter 2022 Building Activity Summary

Recommendation:

THAT Report BLD-02-2022 re: Third Quarter 2022 Building Activity Summary be received for information.

Purpose:

To advise Council of the status of building permit activity for Middlesex Centre for the first three quarters of 2022.

Background:

Building permit activity for the first three quarters of 2022 has not met the new residential numbers of the same period of 2021. New residential starts have dropped from 247 to 163. This is primarily due to a third quarter slow down expected to be caused by a rise in interest rates. Although new housing has slowed, other permit types generally have kept pace with previous years. The financial impacts of the slowdown in residential construction are minimal as this year's budget was based on a slight slowdown in comparison to 2021.

In conversations with developers, it's not anticipated that the residential slow down seen in the third quarter will impact long term residential developments in Middlesex Centre. The demand for new homes in Middlesex Centre is strong and it's anticipated that this slow down will not be long lasting.

Table 1: Middlesex Centre Permit Information for January 1, 2022 to September 30, 2022

	Permits 3 rd Quarter	Cost of Construction 3 rd Quarter (\$)	Year to Date Number of Permits, first half 2022 vs. 2021		Year to Date Cost of Construction, first half 2022 vs. 2021(\$)	
			2022	2021	2022	2021
Single Family Dwelling	16	13,815,900	101	217	77,967,475	121,323,400
Semi Detach. Dwelling	0		0	0		
Townhouse Units	0		61	18	16,640,000	4,617,000
Residential Additions/Renovations	47	3,761,162	151	71	9,374,633	7,537,800
Garages / Sheds / decks	23	1,446,637	55	91	2,536,340	2,627,527
Swimming Pools	26	1,861,000	93	111	6,131,362	5,077,910
Commercial / Industrial	6	2,700,000	20	14	12,890,000	1,805,000
Agricultural Buildings	6	1,562,377	24	19	5,405,249	5,448,223
Institutional Buildings	2	39,500	7	6	749,500	29,425,298
Signs	5	50,600	7	11	56,100	113,483
Demolitions	3	N/A	10	17	N/A	N/A
Plumbing / Servicing	0		1	4	2,125,000	1,986,662
Septic	15	352,500	41	50	2,806,890	1,263,950
Moving	0		0	0		
Mobile Homes	1	320,000	1	12	320,000	3,695,000
Tents	7	N/A	12	2	N/A	N/A
Total	157	25,909,676	584	643	137,002,549	184,921,253

Table 2: Building Services Summary & Comparative Data (third quarter to Previous Year)

Municipality	# of Permits		# of New Dwellings Created		Total Construction Value (\$million)	
	2022	2021	2022	2021	2022	2021
Adelaide Metcalfe	63	71	5	5	14,054,245	9,661,000
Lucan Biddulph	114	126	43 + 3 apartments (94 units)	55	51,472,495	28,447,514
Middlesex Centre	584	683	163	247	137,002,549	184,921,253
North Middlesex	145	111	29	11	43,799,361	29,785,136
Southwest Middlesex	89	80	9	11	16,438,713	8,939,305
Totals	995	1071	249 + 3 apartments (94 units)	329	262,767,363	261,754,208

Table 3: Summary & Comparative Data (Third Quarter 2022 vs. Previous Year Totals)

	# Permits Issued	# of New Dwelling Units	Permit Fees Collected	Development Charges Collected	Value
Permits to September 30 th 2022	584	163	896,693	\$3,128.877	\$137,002,549
Permits to September 30 th 2021	643	247	\$1,226,669	\$5,640,717\$	\$184,921,253

Financial Implications:

Cost recovery and Development Charge Revenue

Strategic Plan:

Enhance Customer Service Customer – Cloudpermit has allowed for efficient permit and inspection processing

Cost Effective Service Delivery – Building Division is self funded by user fees.

Expanded Partnerships – Partnership with four neighbouring municipalities is working well

Attachments:

N/A