



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/Reno | 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