Meeting Date: September 4, 2024

Prepared By: Arnie Marsman, Director Building Services / Chief Building Official

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Report No: BLD-08-2024

Subject: **First Half 2024 Building Activity Summary**

Recommendation:

THAT the First Half 2024 Building Activity Summary Report BLD-08-2024 be received for information.

Purpose:

To advise Council of the status of building permit activity for Middlesex Centre for the first half of 2024.

Background:

Building permit activity for the first half of 2024 has continued the slowdown of permits experienced in 2023. The first half of 2024 has seen a reduction of new dwelling units to 30 from 68 plus one 5 unit apartment in the first half of 2023.

Construction value has decreased to $41,066,684 from $52,957,266 in the first half of these years.

Further information pertaining to first half building permit activity in Middlesex Centre and the other four municipalities in our service agreement are outlined in the tables of this report.

Building permit activity across our service partners has not seen as large of a reduction in activity, generally due to construction in Middlesex Centre being largely based on new residential developments.

The following reports summarize this activity;

Analysis:

Table 1: Building Services Summary & Comparative Data
(First Half to Previous Year)

Municipality	# of Permits		# of New Dwellings Created		Total Construction Value ($million)	
	2024	2023	2024	2023	2024	2023
Adelaide Metcalfe	41	47	5	9	8	10
Lucan Biddulph	58	82	11 + 64 Unit apartment	19	28	9
Middlesex Centre	178	229	27 + 3 unit apartment	68 + 5 unit apartment	41	53
North Middlesex	74	91	18	12	25	29
Southwest Middlesex	56	65	8	24	14	17
Totals	407	514	69 + two apartments (totaling 67 units)	132 + 5 unit apartment	116	118

Table 2: Summary & Comparative Data (First Half Previous Years)

	# Permits Issued	Permit Fees Collected	Development Charges Collected	Value ($)
Permits First Half 2024	178	$277,582	$182,729	41,066,684
Permits First Half 2023	229	$384,255	$479,524 plus $656,279 to be paid over six years from two Ilderton rental developments	52,957,266
Permits First Half 2022	426	$732,113	$2,777,630	111,092,873
Permits First Half 2021	418	$787,202	$3,696,706	$99,290,020
Permits First Half 2020	271	$636,108	$2,786,692	$64,022,274

Table 3: Permit Information for January 1, 2024 to June 30, 2024 along with Comparative Data from 2023

	Permits 2nd Quarter 2024	Cost of Construction 2nd Quarter 2024 ($)	Year to Date Permits 2024	Year to Date Cost of Construction 2024 ($)	Permits 1st Half 2023	Cost of Construction 1st Half 2023 ($)
Single Family Dwelling	21	13,041,150	26	16,616,710	18	22,015,000
Semi Detached Dwelling					2	530,000
Townhouse Units					48	13,245,000
Apartment Building			1 (3 units)	250,000	1 (5 units)	1,400,000
Additional Residential Unit – interior	1	200,000	1	200,000	0	
Additional Residential Unit – exterior					0	
Residential Additions/Reno	30	1,402,761	51	3,555,193	43	2,754,717
Garages / Sheds / decks	12	517,000	18	912,500	17	459,198
Swimming Pools	13	605,000	16	801,000	18	1,157,000
Commercial / Industrial	4	1,835,000	7	2,115,000	11	4,322,500
Agricultural Buildings	10	5,492,000	12	5,677,000	18	5,858,001
Institutional Buildings	5	4,482,500	6	9,982,500	3	175,000
Signs	4	20,580	6	27,580	9	81,850

Demolitions	9		12		12	
Plumbing / Servicing			0		1	600,000
Septic	7	164,001	13	300,201	24	359,000
Moving					0	
Mobile Homes	2	600,000	2	600,000	0	
Tents/Temp. Structures	7	20,000	7	20,000	4	
Total	125	28,379,992	178	41,066,684	229	52,957,266

Financial Implications:

Cost recover and Development Charge Revenue

Strategic Plan:

This matter aligns with following strategic priorities:

- Responsive Municipal Government

This report aligns with fostering a culture of innovation, continuous improvement, and cost-effective service delivery and expanding our partnerships.

Attachments:

N/A