



Meeting Date: March 10, 2021

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

Report No: BLD-02-2021

Subject: 2020 Building Division –Year End Summary

Recommendation:

THAT the 2020 Building Division –Year End Summary Report BLD-02-2021 be received for information.

Purpose:

To provide Council with a summary of the Department’s activities in 2020

Background:

Brief Summary of 2020

The COVID-19 pandemic has had a significant impact on the department’s operations. A combination of the virus spread and non-essential construction shutdown as directed by the province in the spring of 2020, created significant delays, inventory shortages and scheduling challenges for all aspects and businesses involved in construction. Also, health and safety practices in relation to COVID-19 had to be developed and adapted as the year progressed.

The local building community has adapted extremely well. Building division’s communications with all parties including several communications with the London Home Builder’s Association, posting messages on our web site and group emails has allowed construction to continue, communication being key.

As outlined within this staff report, even under the influence of the pandemic, 2020 was by far Building Division’s busiest year. The number of new dwellings totaled 258 and overall construction value surpassed \$100 million for the second consecutive year. The number of permits issued for new dwellings in Middlesex Centre exceeded 2019’s numbers by over 60%.

Also, 2020 was Middlesex Centre's first full year of E-permitting. This process provided significant savings of time and money to the construction community. The introduction and mastery of Cloudpermit was an integral aspect of our success in 2020.

Sustainability Initiatives

Cloudpermit Program

- Staff's primary project for 2020 was to continue to develop ways of making electronic permitting easier for the applicant. This system, designed by a Finnish company (Evolta), is attracting attention across Ontario. Middlesex Centre and the City of Windsor were the two initial municipalities in North America who have signed on with Cloudpermit. At the time of writing this report, nearly 60 municipalities in Ontario have signed on with Cloudpermit and it is growing in Manitoba, British Columbia and the United States.
- This E-permitting program allows builders to submit drawings and apply for permits electronically, saving travel time/costs as well as printing costs. It also allows for an advanced communication system for messaging.
- In 2020, the inspection module was introduced and tested by staff. This allows the applicant to request inspections electronically and the inspector to complete their inspection online with real time inspection results being sent to the builder.

Green Builder Recognition Program

- 2020 was the Fifth year of our Green Builder Recognition Program. This program, first of its kind in Southwestern Ontario, was designed to challenge homebuilders to build using sustainable and efficient building practices and materials. In order to qualify a home in our program, builders must have accumulated 40 points in a list of efficient/sustainable options, not required by the Ontario Building Code, which staff has prepared.
- This past year, three builders/projects have qualified under this program. The three builders involved will be recognized at a forthcoming council meeting.
- In August 2018, the Township of Lucan Biddulph adopted this program. No builders in Lucan Biddulph qualified for this recognition in 2020.
- In 2018, Middlesex Centre was recognized by receiving the AMCTO E.A. Danby Award for this recognition program.

Optimizing Partnerships

Lucan Biddulph

- Middlesex Centre has assisted with building inspection services since 2002 and acted as primary Building Department and CBO since 2006.
- Since 2012, we have provided By-law Enforcement services for Lucan Biddulph.
- Fees totaling approximately \$47,000 were charged for these services. The Lucan Biddulph year-end report will be provided as information to council at a later meeting.
- Lucan Biddulph have also entered into a contract with Cloudpermit to allow for electronic permitting

Strathroy Caradoc/Thames Centre

- The Municipality worked with Strathroy Caradoc's and Thames Centre's building divisions in arranging for a meeting with homebuilders early in 2020. This half day meeting focused on building code changes and local developments/policies as well as a presentation from Cloudpermit staff.

North Middlesex

- With the retirement of North Middlesex's Chief Building Official, Middlesex Centre agreed to provide temporary building inspection services for approximately three months of the summer. North Middlesex agreed to a temporary use of Cloudpermit in order to allow our staff to provide an efficient and safe service.

Source Protection

- The Thames Sydenham Source Protection Plan (SPP) has been in place since its approval by the Ministry of the Environment and Climate Change in the fall 2015. This plan is intended to protect municipal water supplies by providing a number of policies which apply to landowners, municipalities and the province.
- Middlesex Centre has appointed a Risk Management Official and has two Risk Management Inspectors, trained under Source Protection to address SPP situations.
- Staff has attended meetings with municipal partners, MOECP and Conservation Authority staff involved in implementing Source Protection policies.
- In 2019, there were no incidents within our source protection areas of Birr and Melrose.

South West Chapter of the Ontario Building Officials Association

- Staff have been active members of the chapter which includes building officials representing over 30 municipalities in the southwest region of Ontario. In 2020 staff held the role of Chapter Program Coordinator and Chair of the SW-CBO Committee.

TARION Warranty Corporation

- Middlesex Centre is one of the 16 municipalities in Ontario participating in TARION's Illegal Building Prevention project. This project began in 2014, in which Middlesex Centre was one of the original six to participate. Middlesex Centre won the TARION/Ontario Homebuilder's Association Partnership Award for this participation in 2015. Staff has been advised that this project has ended due to a reorganization of TARION

Revenue Generation – Building Permit Fees

- Building activity realized in 2020 has provided for a departmental surplus which will be deposited into the building department reserve fund to be used for future building department budgets. In accordance with council's direction in 2015, building department fees have increased by the Construction Price Index which is 0.5%. Fees generated are included in the following summary tables.

Analysis:

Annual Summary and Comparison with Previous Years

TYPE	2016 Permits	2017 Permits	2018 Permits	2019 Permits	2020 Permits
New Single Family Dwelling	69	116	71	115	222
New Semi Detached Residential Dwelling	0	0	0	0	0
Townhouse Units	25	17	49	44	36
Residential Additions/Reno	95	117	134	71	55
Garages / Sheds / decks	26	30	24	46	135
Swimming Pools	38	48	48	53	72

Commercial / Industrial	14	15	20	19	12
Agricultural Buildings	30	41	34	34	20
Institutional Buildings	11	3	8	7	5
Signs	3	4	10	9	10
Demolitions	16	17	27	24	22
Plumbing / servicing	7	4	7	0	5
Septic	32	43	38	37	32
Moving	0	1	0	0	0
Mobile Homes	18	30	18	25	10
Total Permits	384	486	502	545	636
Value	\$46,806,200	\$77,635,800	\$82,902,940	\$101,076,793	\$143,339,248

New Dwellings by Location

LOCATION	2016	2017	2018	2019	2020
Delaware	3	3	2	2	2
Rural Area (former Delaware Township)	2	2	4	4	1
Kilworth	30	7	1	70	176
Komoka	20	55	71	47	13
Coldstream, Poplar Hill	0	2	1	4	2
Rural Area (former Lobo Township)	2	7	5	1	0
Ilderton	30	45	29	22	52
Arva	0	0	0	1	0
Birr	0	1	0	0	0
Melrose	0	1	1	0	0
Ballymote	0	0	0	0	0
Denfield	0	0	0	0	4
Bryanston	0	5	2	0	0
Rural Area (former London Township)	7	5	4	8	8
TOTAL DWELLING STARTS	94	133	120	159	258

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Lucan Biddulph – Building Activity for 2020

- 146 permits issued
- Revenue from providing building inspection and by-law enforcement services to Lucan Biddulph – approximately \$47,000
- A copy of the year end Lucan Biddulph Building Report will be provided to Middlesex Centre council for information at a later date.

Financial Implications:

Comparison of Permit Fees and Development Charges from 2016 to 2020

	2016	2017	2018	2019	2020
Permit Fees	\$503,172	\$740,375	\$817,205	\$934,709	\$1,237,668
Development Charges Collected	\$1,145,339	\$1,630,992	\$1,777,796	\$2,132,105	\$5,234,138

Breakdown of Values of Permits

TYPE OF PERMITS	NUMBER OF PERMITS	VALUE (\$)
New Single Family Residence	222	105,946,000
New Semi-Detached	0	0
New Condominium	36	7,920,000
New Apartment Building	0	0
Residential Additions/Renos	55	3,757,999
Mobile Home/Park Trailer	10	2,916,000
Garage/Sheds/decks (Res)	135	2,887,592
Swimming Pools	72	2,768,474
Fireplace/Woodstoves	0	0
Commercial Building/Reno	10	3,278,000
Institutional Building	5	2,844,500
Industrial Building	2	1,169,999

Agricultural Building	20	5,430,000
Demolition	22	0
Moving Building	0	0
Sign	10	132,399
Plumbing/Serviceing	5	1,665,000
Septic	32	2,623,285
Other (solar panels/tents)	0	0
TOTAL	636	143,339,248

Strategic Plan:

This matter aligns with following strategic priorities:

- Balanced Growth
- Responsive Municipal Government
- Engaged Community

Attachments:

None