

2013 Annual Benchmark & Building and Development Report

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Turn Around Times for Building Permit

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.

In 2013, new residential units created fell by 6.8% to 456 units as compared to 489 units in 2012. The creation of single family dwellings, semi-detached and row houses dropped in numbers as opposed to apartment construction, which was higher in 2013 at 192 units created in new construction as compared to 122 units created in new construction in 2012. The decrease of construction activity in the City of Greater Sudbury could be attributed to an early arrival of a severe winter and the "continued lack of new capital investment in the mining industry kept the local economy under pressure"¹ and contributed to the decrease in residential permits.

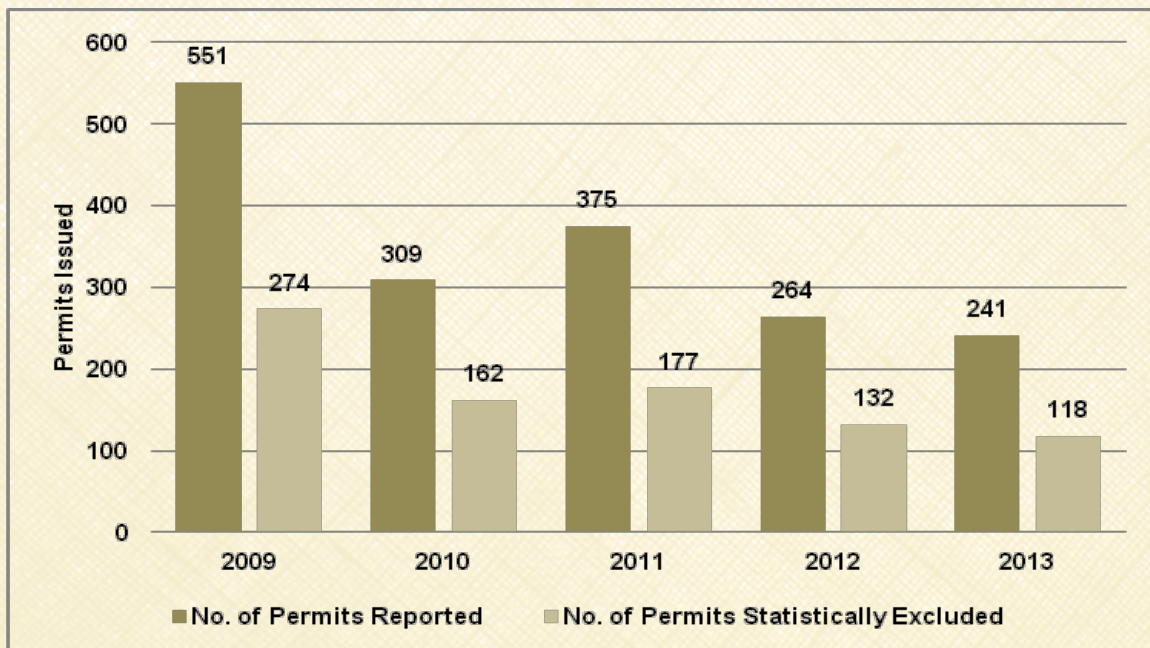
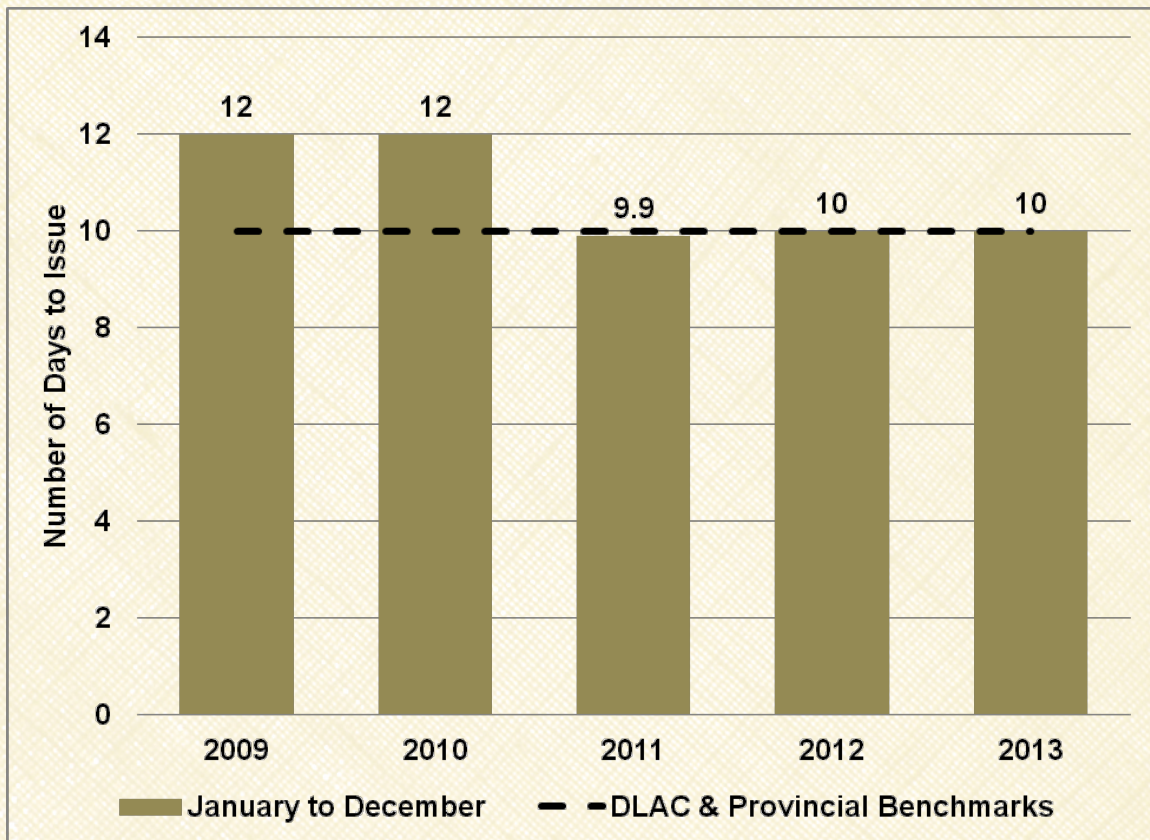
¹ Housing Now Greater Sudbury CMA, First Quarter 2014, CMHC

Background Information

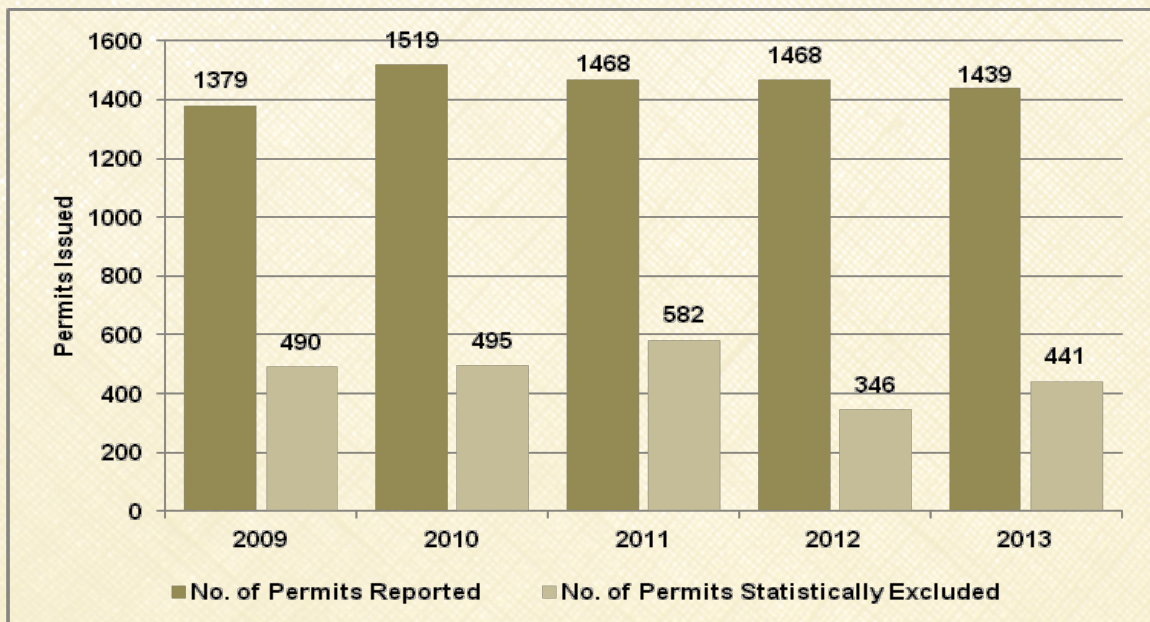
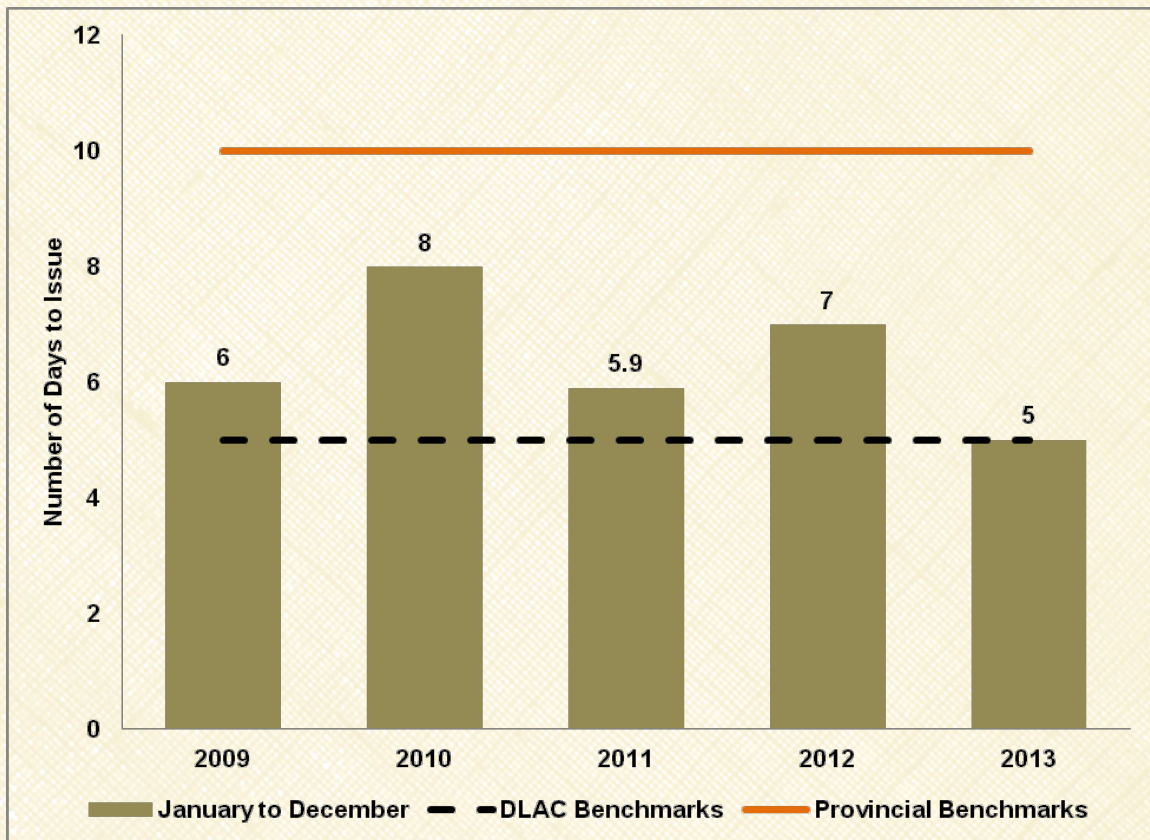
Building statistics in this report relate to permits issued for applications processed in 2012 as per DLAC's direction. Benchmark times only reflect the length of time taken to issue permits once all other development approvals have been cleared, such as Site Plan Control, minor variances, zoning changes or Sudbury & District Health Unit approval for buildings being built in unserviced 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 2013, with those of the previous years.

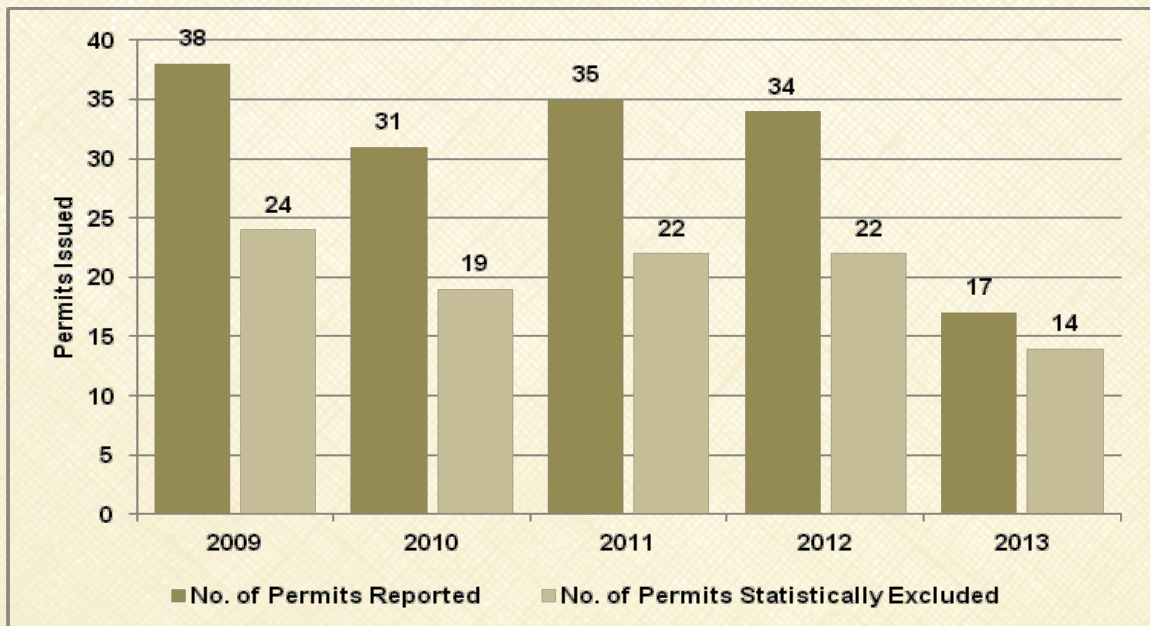
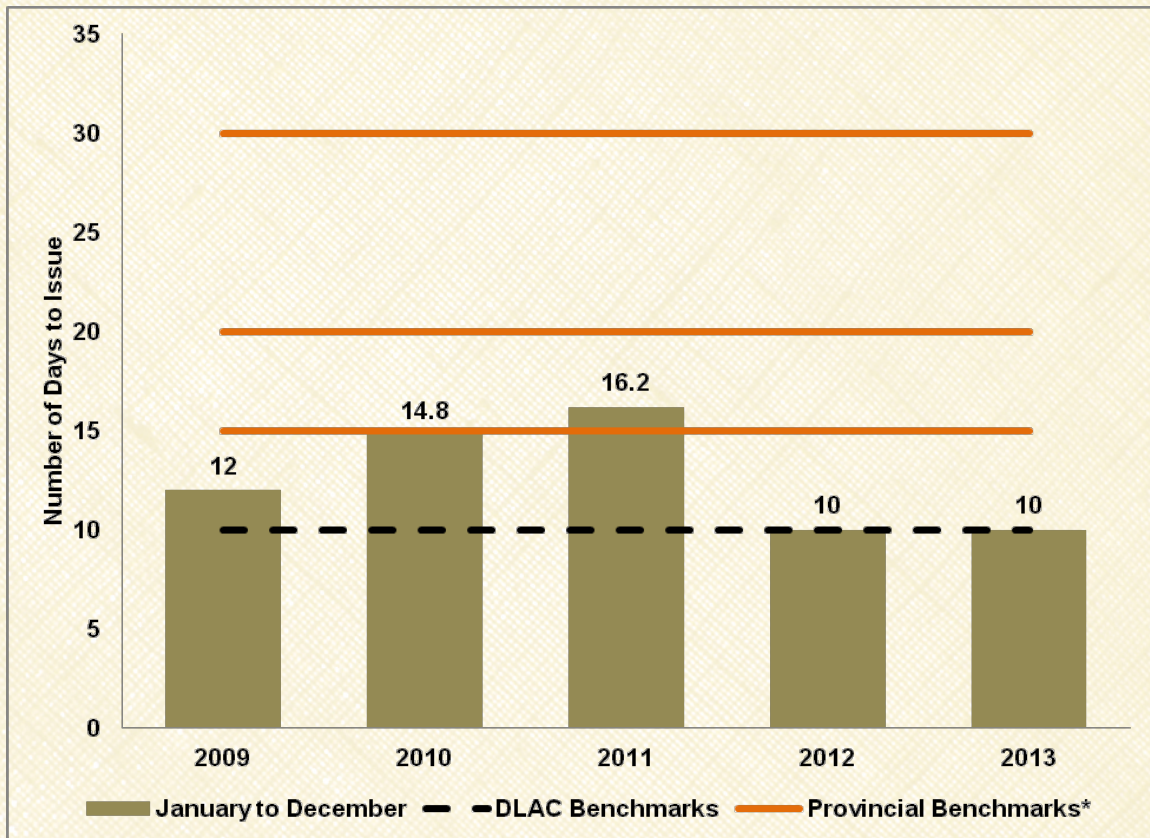
NEW RESIDENTIAL BENCHMARKS



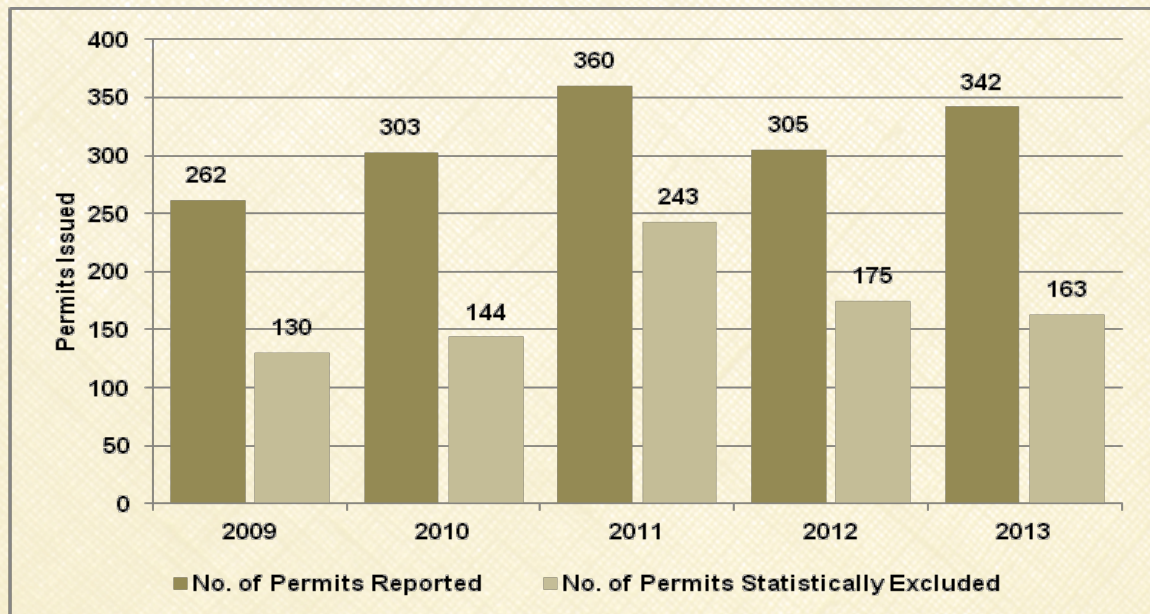
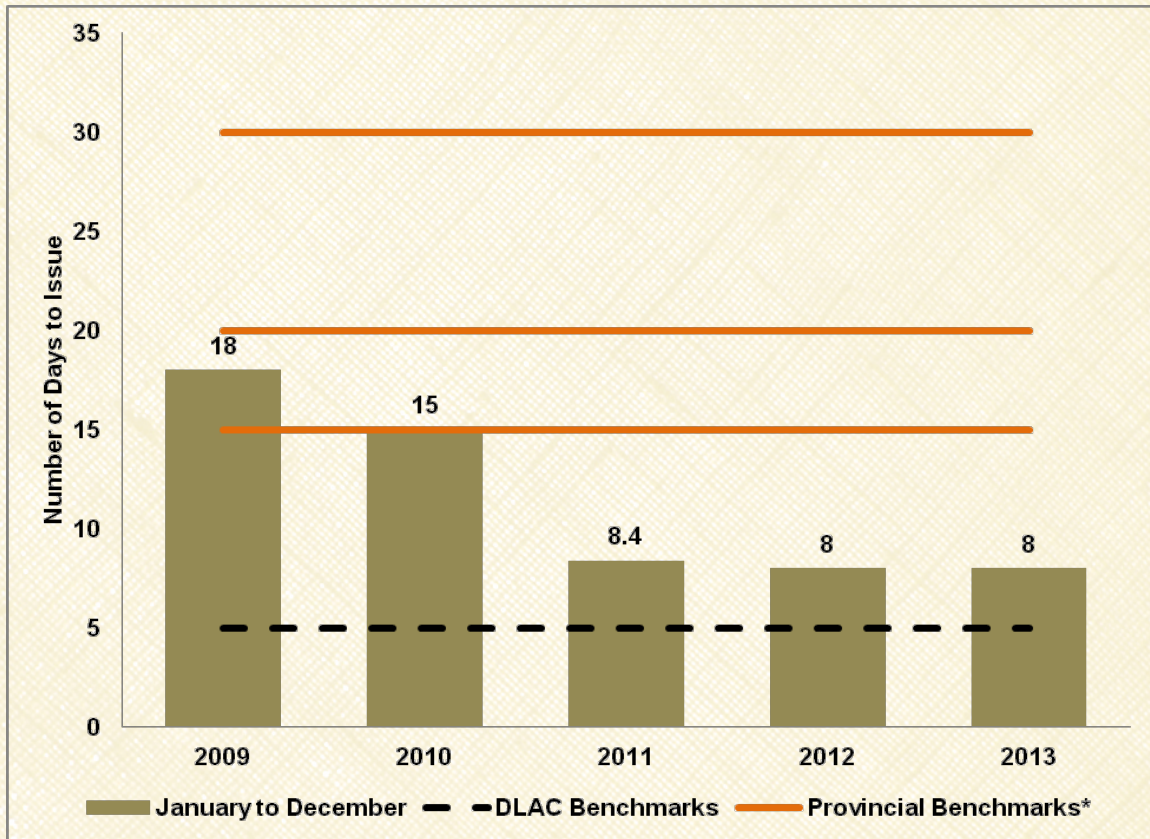
MISCELLANEOUS RESIDENTIAL BENCHMARKS



NEW ICI BENCHMARKS



MISCELLANEOUS ICI BENCHMARKS



Conclusion

In 2013, our turnaround times stayed consistent and steady as compared to 2012 by meeting either the DLAC or the provincially mandated benchmarks.

The year 2014 brings exciting new building prospects to Greater Sudbury with the development of numerous ICI and residential projects as listed:

- Laurentian School of Architecture, Phase II, \$26.7 million, Elgin Street, Sudbury
- Laurentian University Modernization Plan, Phase I (\$1.0 million) and Phase II (late fall), Ramsey Lake Road, Sudbury
- Former St. Joseph's Hospital site, Condominiums, Phase I, \$25 million, Paris Street, Sudbury
- Vacant Land Condominium, 16 lots for Single Family Dwellings, Sixth Avenue, Lively
- Addition to Legend Boats, Whitefish
- Village of Montrose Condominiums, 34 Units, Montrose Avenue, Sudbury
- Mallard's Village Condominiums, 18 Units, Mallard's Landing, Sudbury
- Panoramic Properties, Ecole St. Denis Conversion to Apartments, \$6.5 million, 347 Hyland Drive, Sudbury
- Vale, Nickel Refinery Mat, 29,000 sq.ft. of Construction, Copper Cliff
- Southwind Retirement Residence, Phase II, Paris Street, Sudbury
- Advanced Medical Research Institute of Canada (AMRIC), St. Theresa's Elementary School Conversion, Walford Road, Sudbury
- Eastern Elementary School, St. Charles College Campus, Hawthorne Drive, Sudbury

The selection and implementation process of a new overarching development application software package for the City of Greater Sudbury's Building Services, Planning, By-law and Fire Services Departments will be a major project moving forward in 2014 to improve service and provide further streamlining accountability as well as transparency of the development process.

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.

2013 ANNUAL BUILDING & DEVELOPMENT REPORT

This year, 2,135 building permits were issued in the City of Greater Sudbury, a decrease of 1.3%, as compared to 2,163 in 2012 (Chart 1). Although the total number of permits issued has not dropped significantly, there was a drop in permits for single-detached, semi-detached and row houses as compared to apartment construction, which is actually higher this year. The early arrival of a severe winter and the “continued lack of new capital investment in the mining industry kept the local economy under pressure”¹ and contributed to the decrease in residential permits.

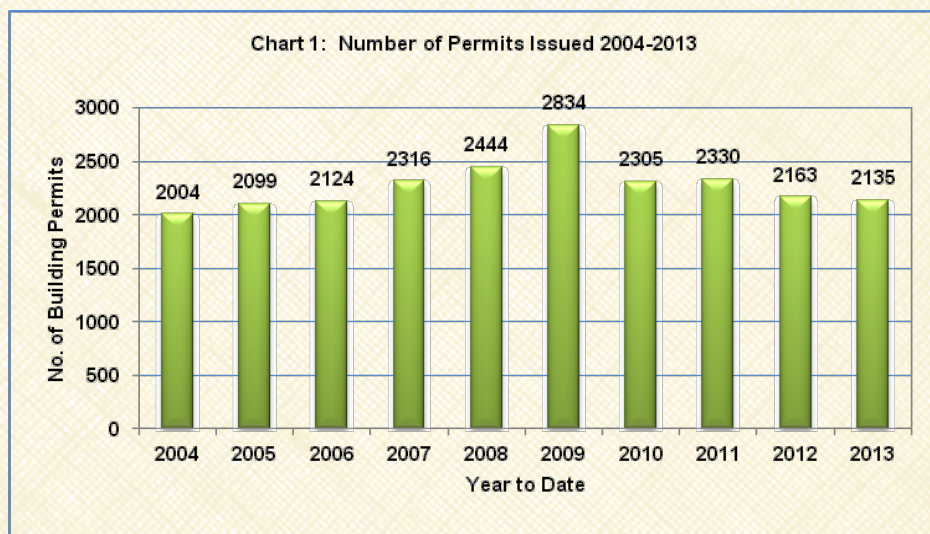
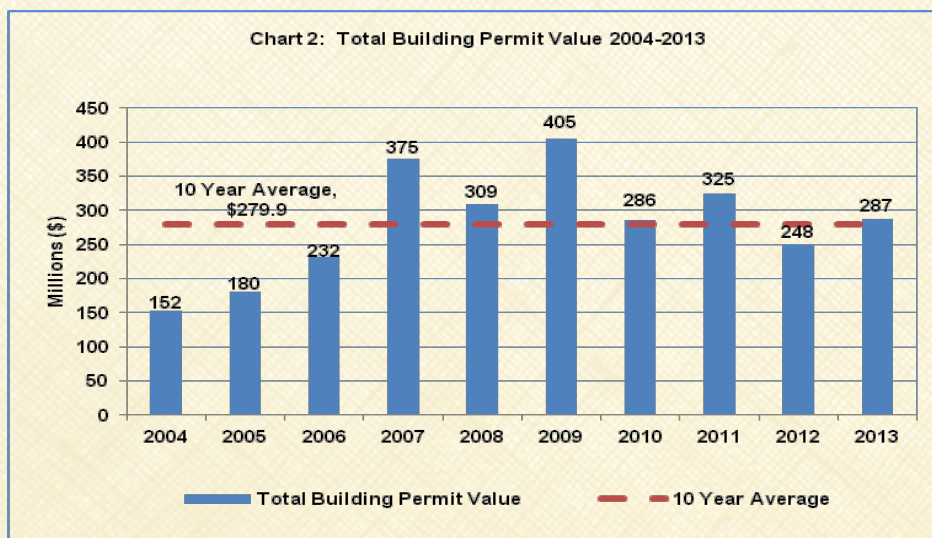
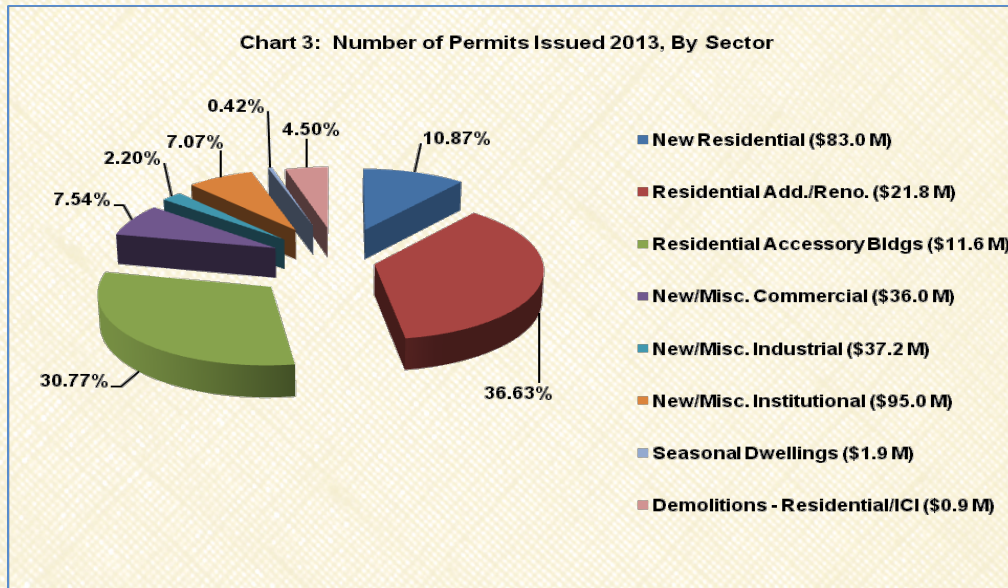


Chart 2 outlines the total construction value of building permits issued in 2013 was \$287 million, indicating a 15.7% increase as compared to \$248 million in 2012. Over the last 10 years, the total construction value of building permits issued in the City of Greater Sudbury has averaged \$279.9 million.



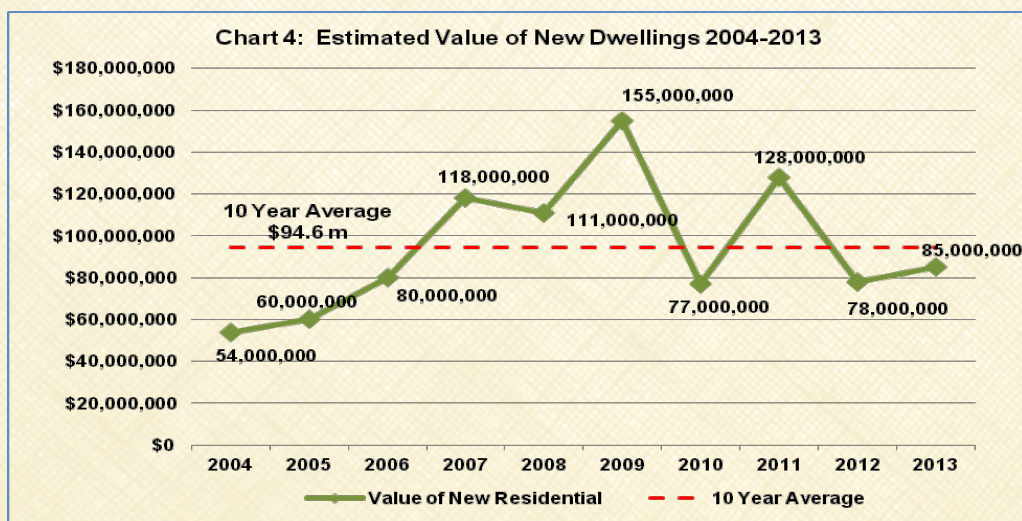
¹ Housing Now Greater Sudbury CMA, First Quarter 2014, CMHC

Residential additions, alterations and renovations were the most common construction projects accounting for 36.6% of the total number of permits (Chart 3). Residential accessory buildings at 30.8% of permits and new residential construction (including seasonal dwellings) at 10.9% were the next most common projects. In total, residential construction made up 78.7% (permit volume) of all construction in the City of Greater Sudbury in 2013.



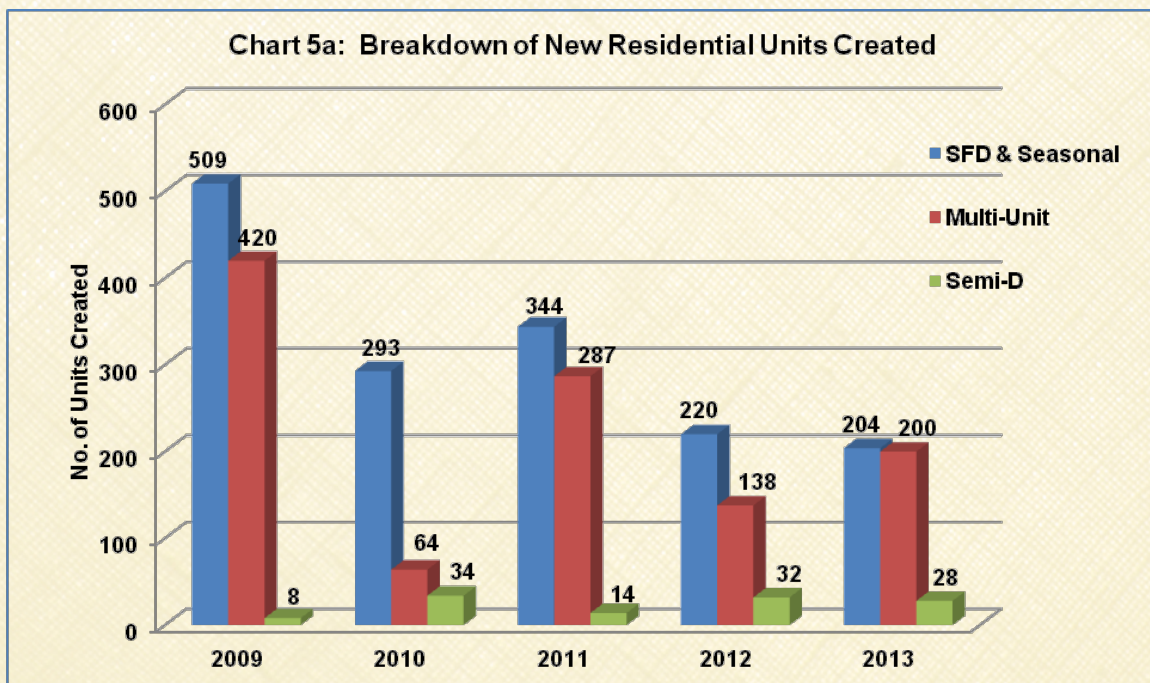
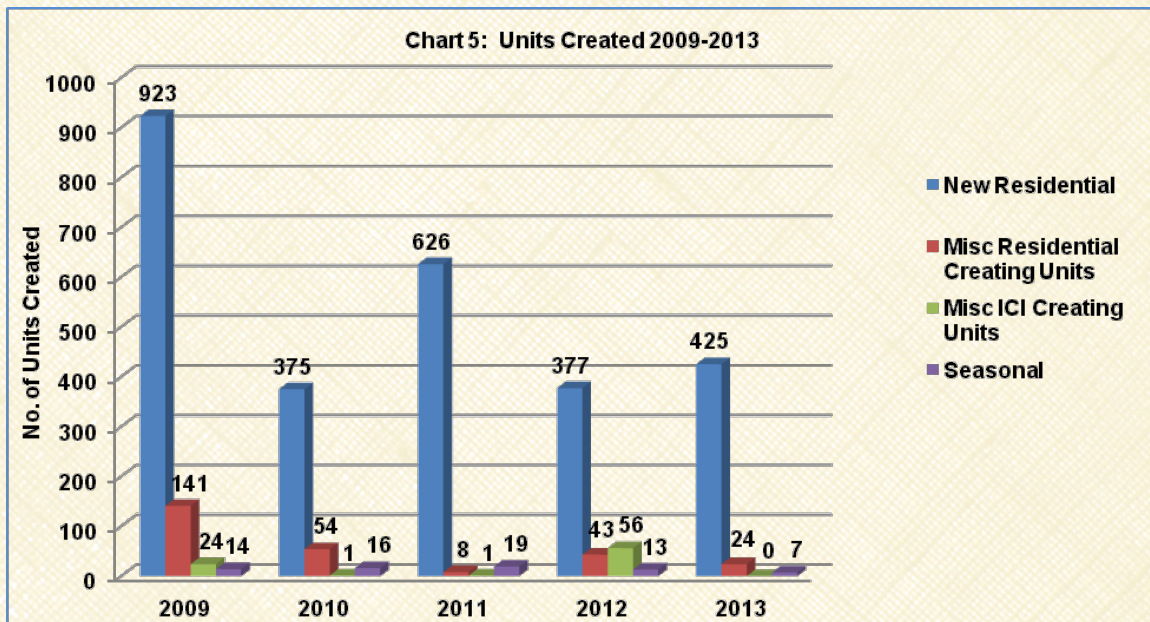
Residential Development

In 2013, the total value of new residential construction (including seasonal dwellings) was \$84.9 million compared to \$78.4 million in 2012, an 8.3% increase (Chart 4). Total residential building permit value is still below the historical average (\$94.6 million).



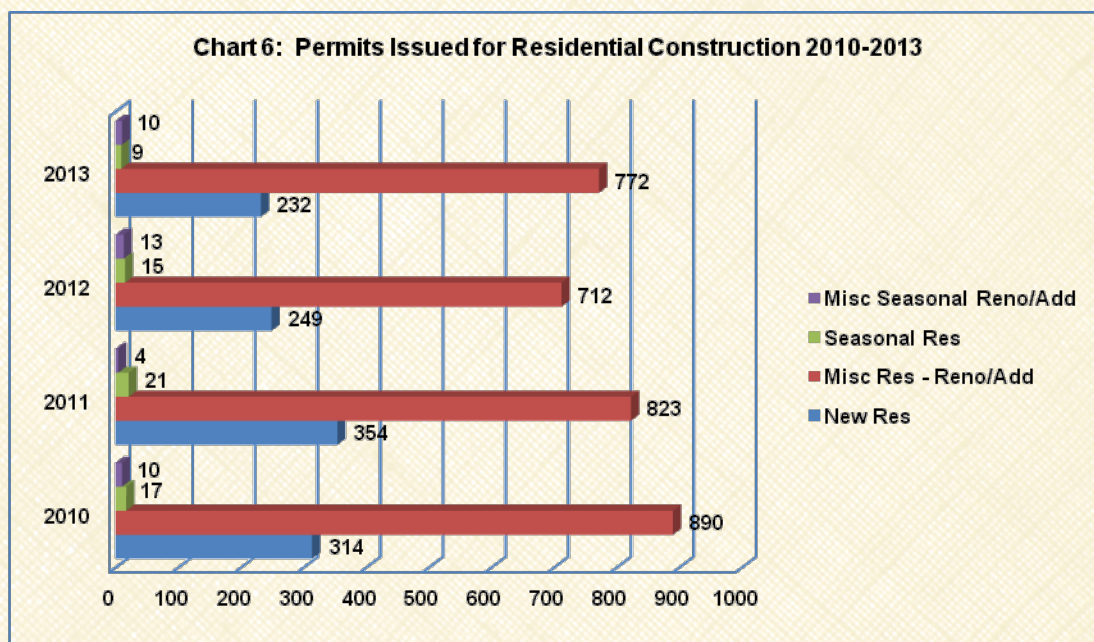
Residential Development (cont'd)

New housing starts in Sudbury dropped in 2013 compared to 2012, especially in the single family detached sector at 197 units in 2013 compared to 207 in 2012. Construction on multi-unit dwellings showed a 45% increase in 2013 which is indicative that the market was geared for renters to search for an apartment or condominiums (Charts 5 and 5a).



Residential Development (cont'd)

Residential additions and renovations accounted for 782 permits in 2013, an increase of 7.9% from 725 permits issued last year. These projects were valued at \$21.8 million, a 16% decrease from the 2012 value of \$26 million (Chart 6).



Residential Accessory Buildings

There were 657 permits issued in 2013 for residential accessory buildings such as detached garages, sheds, and decks, with a construction value of \$11.6 million. In 2012, 743 permits were issued with a value of \$13.4 million, an decrease in construction value of 13.4% in 2013.

Commercial and Industrial Development

In 2013, the total value of new commercial construction at \$8.9 million showed an increase of 161.8% with 7 permits issued, whereas, 2012 was \$3.4 million with 5 permits issued. The total value of new industrial construction in 2013 was \$7.2 million with 9 permits issued as compared to 26 permits issued and a construction value of \$30.3 million in 2012, a 76.2% decrease in 2013.

Institutional Development

In 2013, 1 permit was issued for new institutional construction with a total value of \$39.4 million, indicating a 154.2% increase as compared to three issued with a value of \$15.5 million in 2012.

Miscellaneous ICI Development

The construction of additions and interior renovations accounted for the majority of construction for 2013 within the miscellaneous Institutional, Commercial and Industrial (ICI) sector showing a value of \$112.6 million with 342 permits issued. Projects such as interior/exterior alterations and additions to Vale, Copper Cliff Smelter and Clarabelle Mill, at \$12.1 million, additions at GlencoreXstrata at \$2.7 million, \$19.1 million for renovations & additions to various elementary, secondary and post-secondary institutions, \$7.2 million for interior renovations to Battistelli's YIG, Neil's YIG and Target, interior alterations/new elevator to Centre de Sante Communautaire at \$1.0 million, addition to Carriere Industrial Supply at \$1.3 million, \$1.6 million for cooling towers and chillers at the Willet Green Miller Centre, \$9.4 million for upgrades at the Sudbury Wastewater Treatment Plant, and \$17.4 million of renovations for the new City of Greater Sudbury Fleet and Transit building.

Other Permits

The Building Services statistics also track "other" permits issued such as swimming pools, demolitions and plumbing permits. There were 152 swimming pool permits issued at a value of \$2.2 million and 96 demolition permits at a value of \$1.0 million. In 2013, there were 495 plumbing permits issued as compared to 612 in 2012.