

2021

Annual Building & Development Report



BUILDING SERVICES ANNUAL REPORT ON BUILDING & DEVELOPMENT

To Stakeholders:

Re: Annual Report for 2021

The Building Services 2021 Annual Building & Development Report is enclosed for your perusal.

In 2021 1842 building permits were issued in the City of Greater Sudbury with a construction value of \$291.2 million. The residential sector remained a strong accounting for 77.5% of the total permits with a construction value of \$134.8 million. Of the 1428 permits issued in the residential category, 448 new dwelling units were created with a total construction value exceeding \$84.5 million. Due in part to amendments to municipal zoning by-law 2010-100Z and provincial policies that continue to offer a solution to housing shortages through intensification existing housing stock we saw 66 residential permits issued creating secondary dwelling units with a total construction value of \$13.7 million.

In the Industrial, Commercial and Institutional sectors, 329 building permits were issued accounting for 17.8% of the total permits, with a construction value of \$152 million. The Industrial Mining sector remains stable, retaining 56 building permits and a total construction value of \$60.8 million.

Through the pandemic we saw the total number of permits issued decrease slightly across all sectors. However, despite the impacts of the provincial orders that saw shut down in various industries we see a strong rise in the total construction value of permits issued in the Residential Sector at a value of \$134.8 million, an increase of 26% over 2020 at \$106.9 million.

In contradiction to the predictions from the Canada Mortgage and Housing Corporation indicators, which anticipated a reduction in the total number of building permits issued as the number of housing-starts continue to fall in 2021; the 327 dwelling units forecasted for 2021 was exceeded by 37%, seeing the creation of 449 dwelling units in the City of Greater Sudbury.

The Industrial, Commercial and Institutional sector as predicted brought the total construction values in alignment with expected growth in the City at a value of \$152 million due to large-scale projects and intensification or alterations of existing buildings and structures.

We trust these comments will aid you in the understanding of this report.

Yours truly,

**GUIDO A. MAZZA, P.ENG.
DIRECTOR OF BUILDING SERVICES
CHIEF BUILDING OFFICIAL**

2021 SERVICE PROFILE

From first inquiry through final inspection, residents and development industry stakeholders rely on the professional advice of City of Greater Sudbury Building Services staff to provide information and assistance during the building permit process. Though the pandemic saw many changes to how we provide services, the numbers below outline of some of the services we provide to the citizens of the City of Greater Sudbury every day.



2698 In-person Visitors to Building Services



2459 Permit Applications Processed



2108 Plans Examinations Completed



1840 Building Permits Issued



11135 Inspections Completed



2156 Legal Searches Requested

*Note: In-person visits to Building Services in a non-pandemic year typically yield between 7000-8500 visitors.

BUILDING PERMIT ACTIVITY 2021

This year 1840 building permits were issued in the City of Greater Sudbury with a construction value of \$291.2 million and creating 446 dwelling units. The Chart below outlines all of the permits issued by sector, noting the number of applications, number of units created and the sector construction value for each.

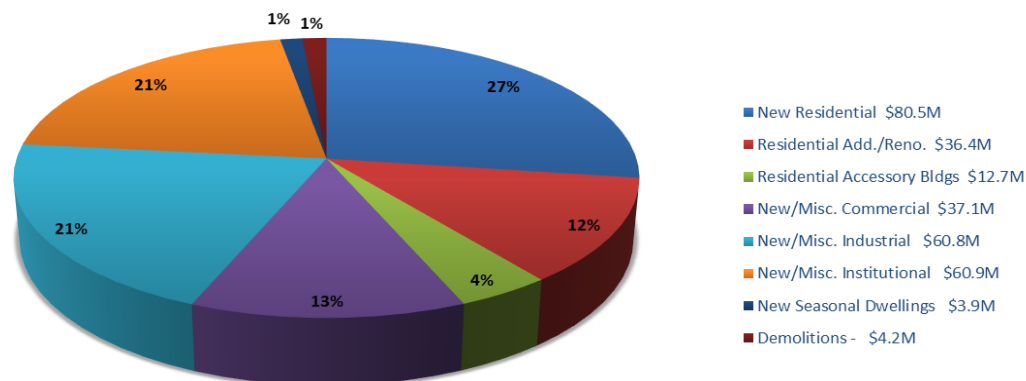
2021 PERMITS ISSUED			
Description	Applications	Dwelling Units	Construction Value
New Residential -SFD	177	179	\$43,141,248.00
Multi	18	127	\$27,559,354.00
Semi-D's / Duplexes	30	60	\$9,861,980.00
Seasonal	20	20	\$3,947,652.00
New Residential-Sub-total	245	386	\$84,510,234.00
Misc Residential - Addn /Reno	648	55	\$36,497,415.00
Misc Residential - Anc Struct	506	8	\$12,728,772.00
Seasonal - Addn/Reno	6	0	\$419,240.00
Seasonal - Anc Struct	23	0	\$729,060.00
Misc. Residential-Sub-total	1183	63	\$503,74,487.00
RESIDENTIAL - TOTALS	1428	449	\$134,884,721.00
New Commercial	5	0	\$9,359,675.00
New Industrial	7	0	\$32,266,138.00
New Institutional	2	0	\$386,034.00
New ICI-Sub-total	14	0	\$42.,11,847.00
Misc. Commercial	186	3	\$27,745,369.00
Misc. Industrial	49	0	\$28,574,739.00
Misc Institutional	80	0	\$53,736,384.00
Misc. ICI-Sub-total	315	3	\$110,056,492.,00
ICI - TOTALS	329	3	\$152,068,339.00
Demolitions	84	58	\$4,252,695.00
TOTAL PERMITS ISSUED	1842	452	\$291,205,719.00

BUILDING PERMIT VALUE OF CONSTRUCTION BY SECTOR:

In 2021 the construction value of new residential construction at \$80.5 million accounted 27.2% of the total value of construction and an increase of 26% from \$63.4 million in 2020. The construction value of residential alteration, additions and renovations at \$50.4 million accounted for 12.2% of the total value of construction a increase of 25% from \$40.3 million in 2020.

In 2021, the Industrial, Commercial, and Institutional (ICI) sector accounted for 53.6% of construction value in the City totaling \$158.8 million, a decrease of % from the \$215.9 million in 2020. Overall, the total construction value in 2021 was \$296.5 million as compared to \$324.1 million in 2020, a decrease of %.

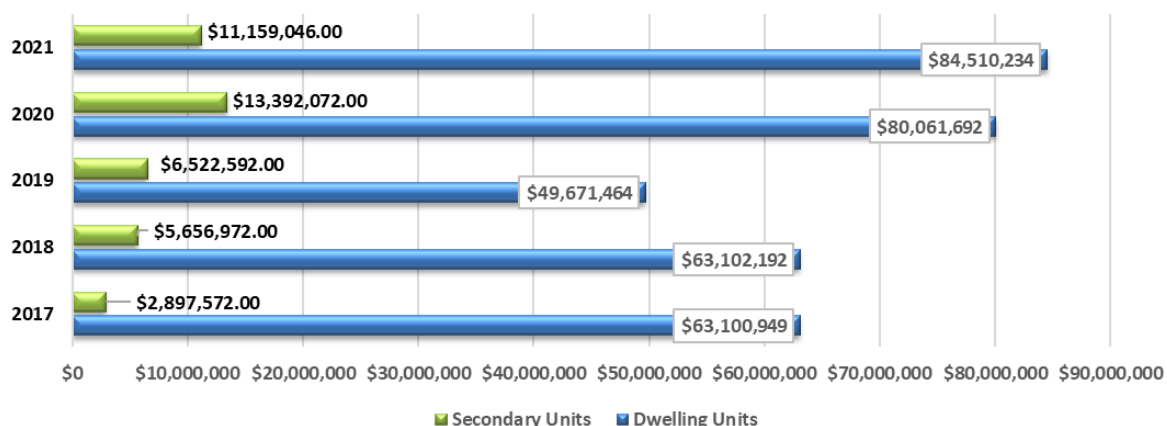
Construction Value by Sector



RESIDENTIAL - 5 YEAR TREND ON DWELLING UNIT CONSTRUCTION VALUE

The total residential construction value for each of the last five years shows the consistent increase in the creation of secondary dwelling units as the intensification of existing housing stock represents affordable housing or methods of income for our citizens. We can see that the \$84.5 million total construction value for all residential dwelling units in 2021 represents a modest 16.5% increase in the construction value of residential dwelling units of \$80 million in 2020. Equally significant is the construction value of secondary dwelling units at \$11.1 million, a slight decrease over 2020 at \$13.3 million.

5 YEAR TREND CONSTRUCTION VALUE OF RESIDENTIAL UNITS

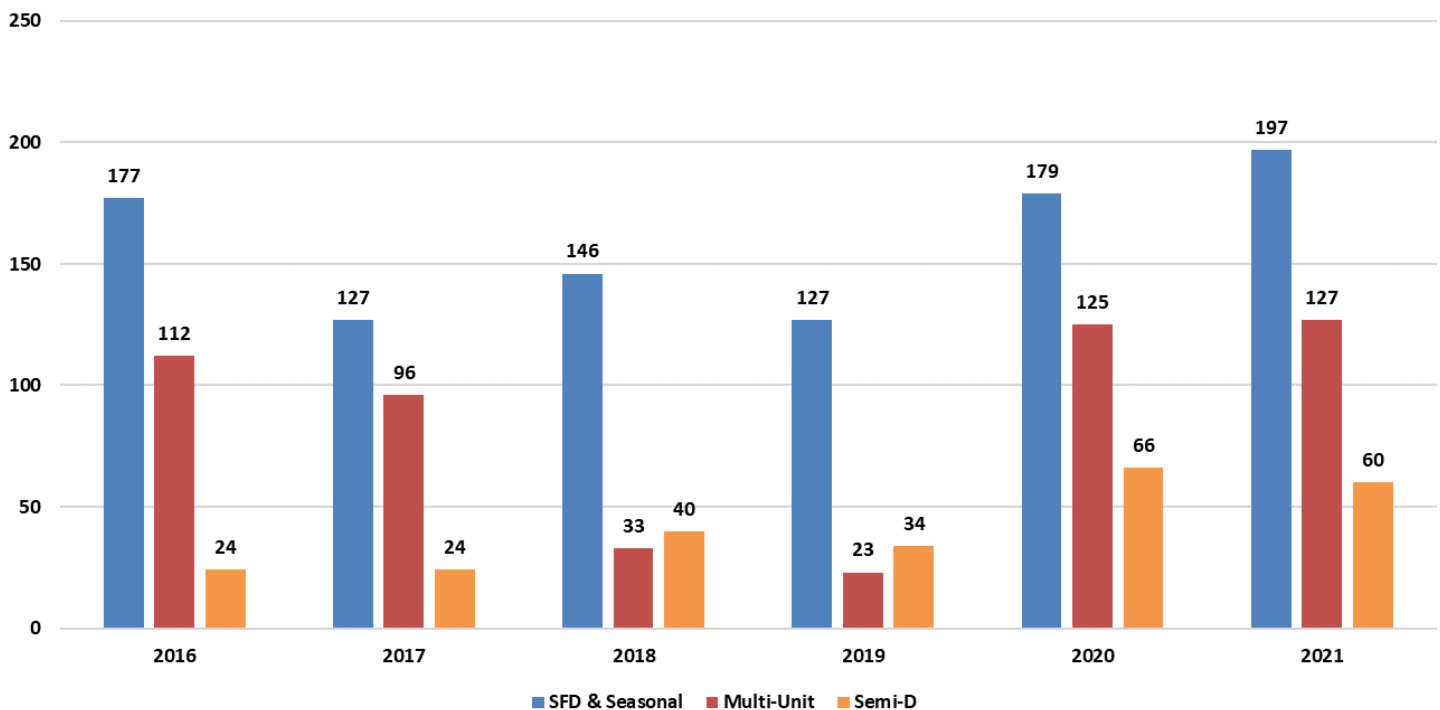


NUMBER OF UNITS BY TYPE

New housing starts in Sudbury showed an increase of 16.5% for new residential with 386 units created in 2021 compared to 370 units in 2020. A breakdown of types of dwelling units created in 2021 show us 197 dwelling units for new residential (including seasonal) as compared to 179 in 2020. In 2021 multi-unit dwellings remaining a strong housing contender at 127 units, only a slight increase compared to 125 units in 2020 and we see a slight decrease in the number of two-family dwelling units from 66 units in 2020 to 60 units in 2021.

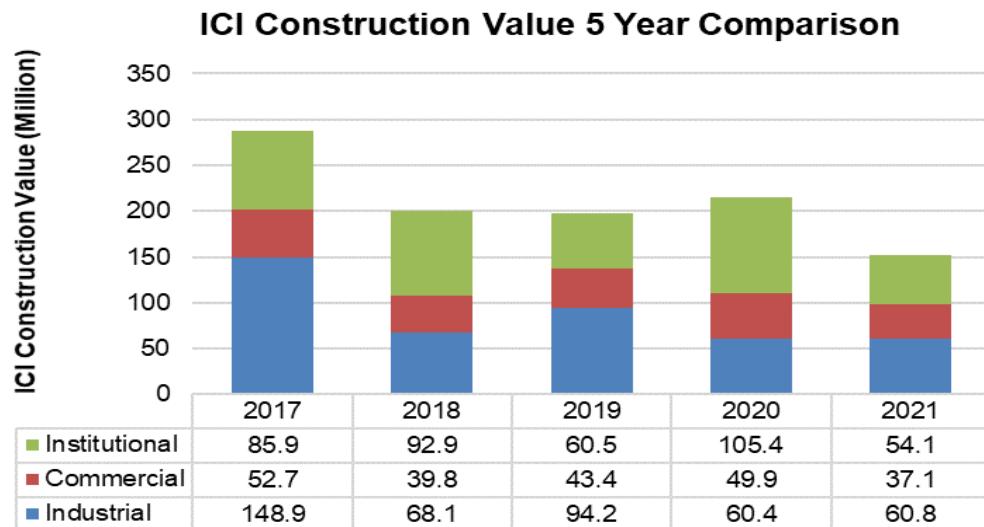
When we look at the five-year trend on the number of units created, we are forecasting an increase in multiple dwelling units in 2022 due largely in part to the uptake in the number of builders taking advantage of the cost savings presented by the Development Charges Installment Agreements implemented in 2020.

Number of Units Created by Type



INDUSTRIAL, INSTITUTIONAL & COMMERCIAL (ICI) ACTIVITY 2021

In 2021, the Industrial Sector held strong with a total value of industrial construction was \$60.8 million with 56 permits issued, representing a slight increase in construction value of 0.5% from \$60.5 million in 2020. However, total value of Institutional construction at \$54.1 million with 82 permits issued shows a significant decrease in construction value of 49.1% from \$105.4 million in 2020. The total value of Commercial construction of \$37.1 million in 2021 saw a 25.6% decrease from the \$49.9 million in 2020.



Despite the decrease in Institutional & Commercial Construction values due to the rising cost of materials and supply-chain issues during the pandemic. The City of Greater Sudbury saw the benefit of large projects issued in 2021 including:

INSTITUTIONAL

- Interior Alterations – Sudbury & District Public Health – Valued at \$7.8 Million.
- Additions & Alterations – Churchill Public School – Valued at \$3.4 Million.
- Exterior Alterations – Chelmsford Valley District Composite – Valued at \$2.3 Million.
- Interior Alteration – University of Sudbury Residence – Valued at \$1.4 Million.

COMMERCIAL

- Construct New Office Buildings – Beech Street – Valued at \$5.3 Million.
- Construction Phase – Mini Storage Facilities – Valued at \$2.3 Million.

INDUSTRIAL

- Construct New Industrial Building – Metex – Valued at \$2.7 Million.
- Construct New Industrial Building – Phase 1 McDowel Valued at \$4.1 Million.
- Construct New Smelter Material Handling Building – Vale – Valued at \$7.1 Million
- Gantry Tower – E-House Building – Vale – Valued at \$4.3 Million.

RESIDENTIAL

- Construct New Single-Family Dwelling – Valued at \$1.1 Million.

ANNUAL BENCHMARK REPORT

Benchmarks:

Staff reviews building permit applications to confirm that the proposed work complies with the Building Code and other applicable laws set out in the Building Code, such as local zoning bylaws. They may send your application to other local/municipal officials for comments.

Applications for a simple alteration or addition can be processed quickly, but proposals that are more complex may take longer. The Building Code requires that a municipality review a complete permit application within a certain timeframe where the application meets the criteria set out in the Code for a “complete application”. Within this timeframe, a municipality must either issue the permit, or refuse it with full reasons for denial.

The following outlines the four timeframes set out by the Ministry of Municipal Affairs & Housing:

Category 1: Houses (Not Exceeding 3 Storeys/600 Square Meters): provincial standard is 10 working days to process a complete building permit application.

Category 2: Small Buildings (Small Commercial/Industrial Not Exceeding 3 Storeys/600 Square Meters): provincial standard is 15 working days to process a complete building permit application.

Category 3: Large Buildings (Large Residential/Commercial/Industrial/Institutional): provincial standard is 20 working days to process a complete building permit application.

Category 4: Complex Buildings (Post Disaster Buildings, Including Hospitals, Power/Water, Fire/Police/Ems, and Communications): provincial standard is 30 working days to process a complete building permit application.

What constitutes a complete application?

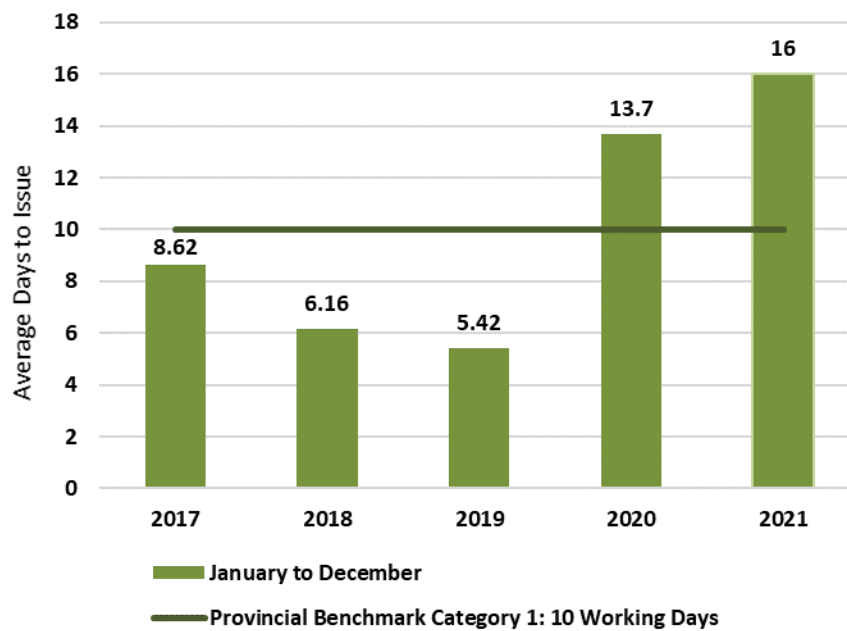
Under Provincial regulations, a complete application must include the following:

- A completed permit application form signed by the applicant and all required schedules.
- Payment of all permit fees.
- Plans and specifications detailing the proposed construction or demolition as prescribed by municipal bylaw.
- Information and documents as prescribed by municipal bylaw which enable the Chief Building Official to determine whether the proposed construction or demolition will contravene any applicable law (i.e. rezoning, minor variance, site plan control agreement, subdivision agreement, lot grading, etc.)

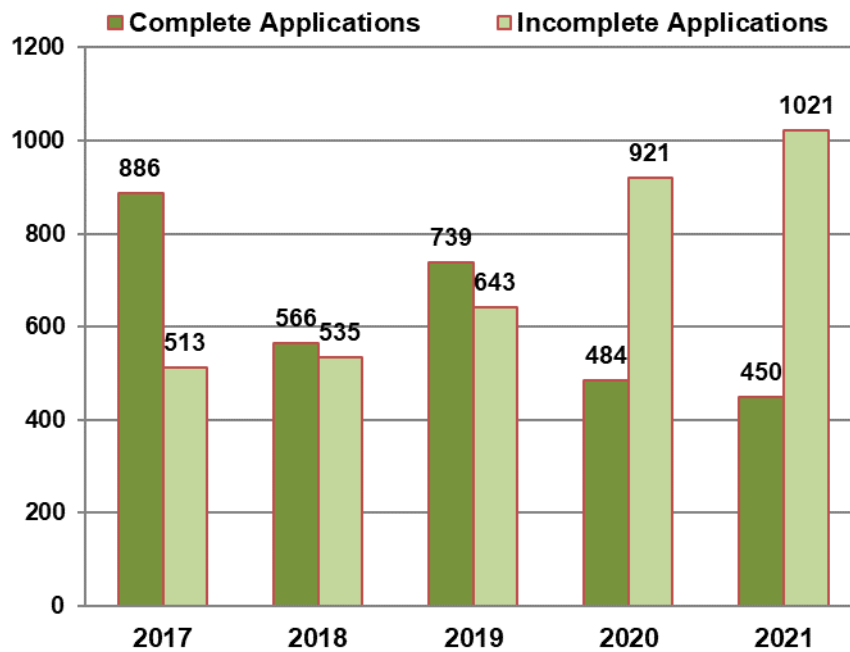
If any of the above has not been adhered to, then the application is deemed incomplete and does not fall under the timelines of the provincial government. However, based on DLAC approved policy and customer centric focus, we do not turn away incomplete applications.

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 2021, with those of the previous years:

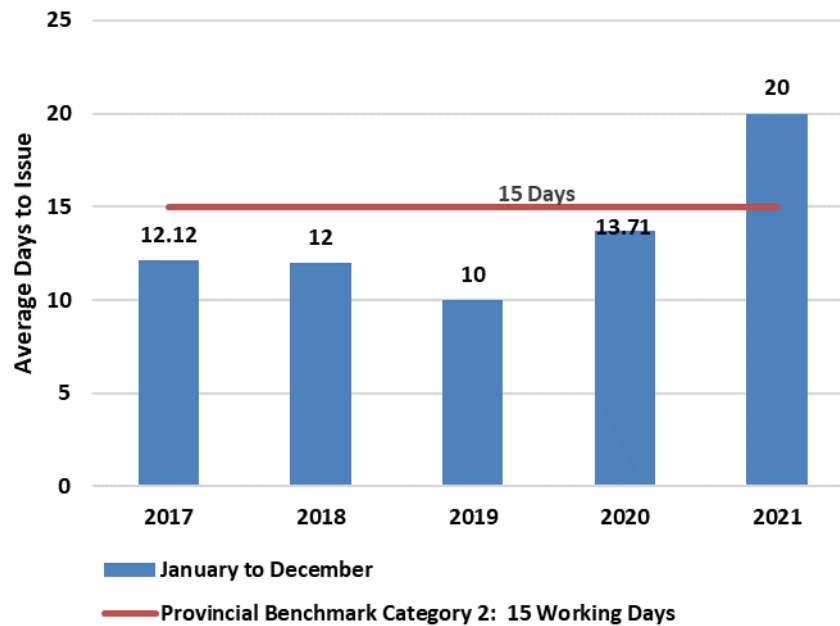
Category 1 Houses (Not Exceeding 3 Storeys/600 Square Meters)



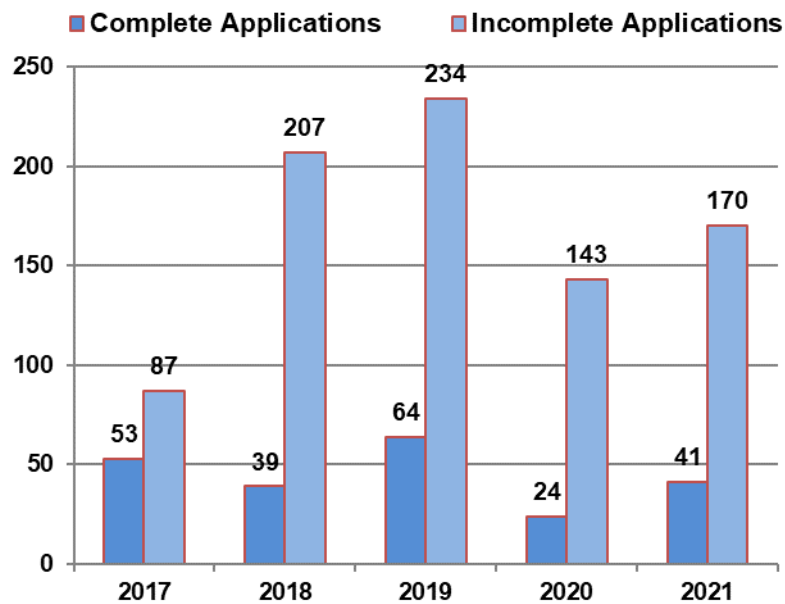
Category 1 Houses – Comparing Complete & Incomplete Applications



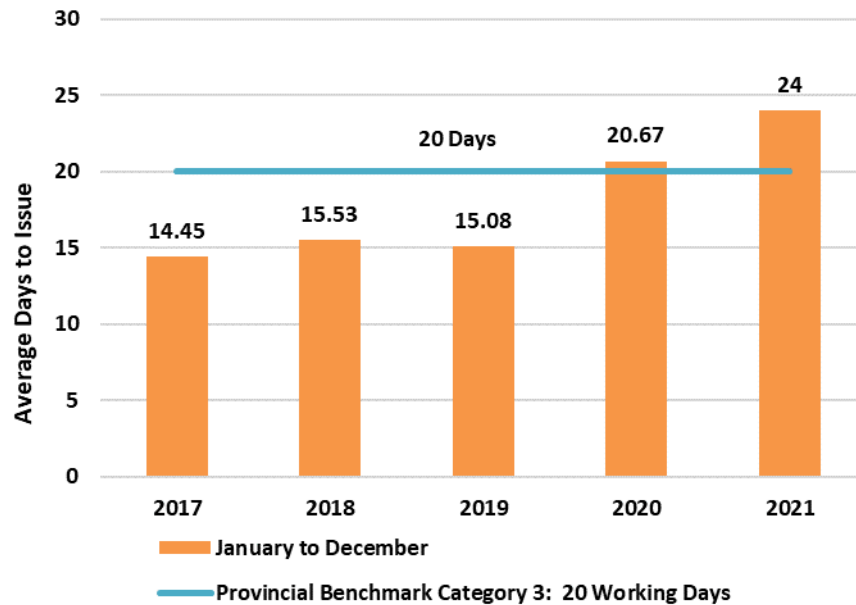
Category 2 Small Buildings (Not Exceeding 3 Storeys/600 Sq Meters)



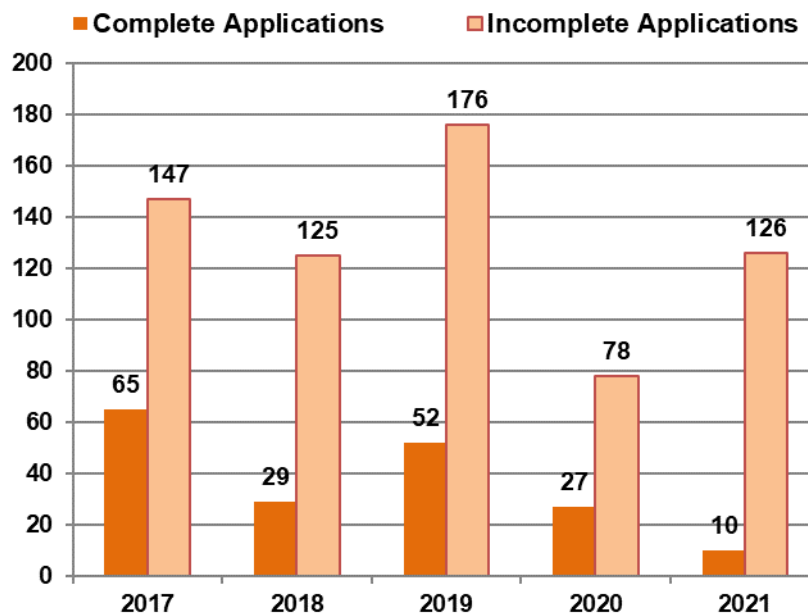
Category 2 Small Buildings – Comparing Complete & Incomplete Applications



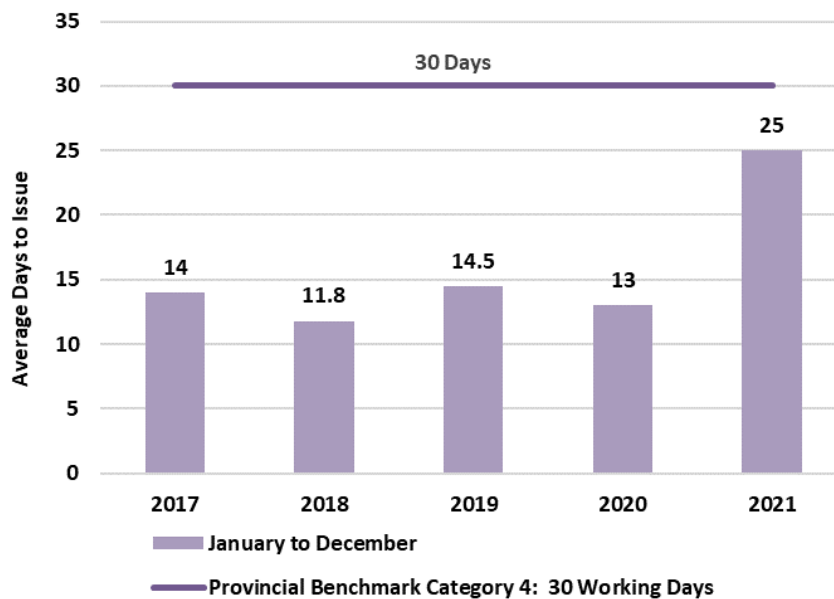
Category 3 Large Buildings (Large Residential, Industrial, Commercial Institutional)



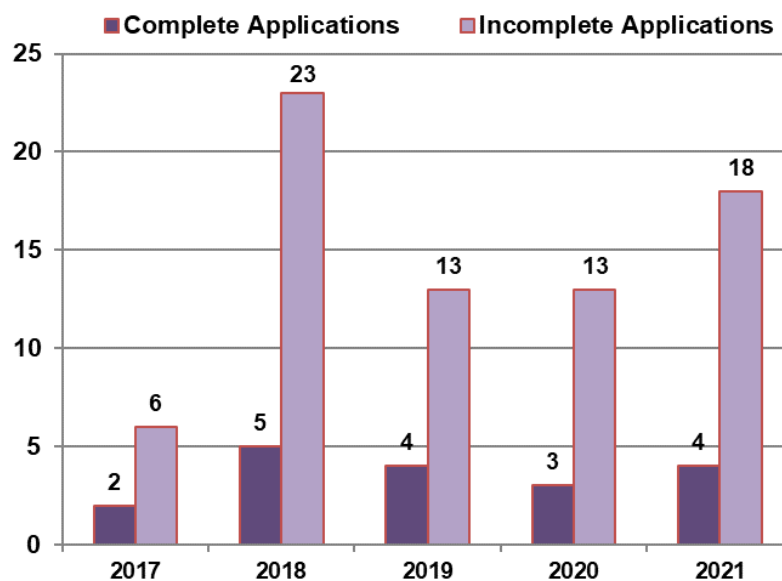
Category 3 Large Buildings (Large Residential, Industrial, Commercial Institutional) – Comparing Complete & Incomplete Applications



Category 4 Complex Buildings (Post Disaster Buildings, Including Hospitals, Power/Water, Fire/Police/Ems, Communications)



Category 4 Complex Buildings – Comparing Complete & Incomplete Applications



FORWARD TO 2022

The charts below show our forecasts for the coming year based on the 5-year average trends across all sectors.

RESIDENTIAL

Based on changes brought forward by the Province to continue to intensify existing housing stock and the uptake on the Development Charges Installment Agreement Program, we anticipate continued growth in both the multi-unit housing development and the secondary dwelling units prospects as the number of single-family dwelling units continue to grow coming out of the pandemic. The table below represents a review of the average number of residential permits issued over the last five years and a forecast of the residential permits to be issued in 2022. Showing the increase or decrease, this will represent over the five-year average.

5 YEAR AVERAGE TRENDS PERMITS RESIDENTIAL

SECTOR	5 YEAR AVERAGE PERMITS ISSUED	2022 FORECAST	% CHANGE
RESIDENTIAL	1,936	1859	-3.98%
New Residential	186	234	25.81%
Miscellaneous Residential	1,283	1242	-3.20%

5 YEAR AVERAGE TREND ON RESIDENTIAL CONSTRUCTION VALUE

SECTOR	5 YEAR AVERAGE CONSTRUCTION VALUE	2022 FORECAST	% CHANGE
RESIDENTIAL	\$101,726,940.00	\$130,565,111.00	28.35%
New Residential	\$58,961,349.00	\$80,889,181.00	37.19%
Miscellaneous Residential	\$42,771,790.00	\$49,682,129.00	16.16%

INDUSTRIAL, COMMERCIAL & INSTITUTIONAL (ICI)

Individual large-scale projects in the ICI sector represent massive shifts in the annual construction value of ICI permits in the City of Greater Sudbury impacting the five-year average. The table below represents a review of the average number of ICI permits issued over the last five years and a forecast of the ICI permits issued in 2021. Showing the increase or decrease, this will represent over the five-year average.

5 YEAR AVERAGE TRENDS PERMITS ICI

SECTOR	5 YEAR AVERAGE PERMITS ISSUED	2022 FORECAST	% CHANGE
ICI	400	401	0.25%
Industrial	76	56	-26.32%
Commercial	298	462	55.03%
Institutional	104	69	-33.65%

5 YEAR AVERAGE TRENDS ICI

SECTOR	5 YEAR AVERAGE CONSTRUCTION VALUE	2022 FORECAST	% CHANGE
ICI	\$210,929,592.00	\$134,060,573.10	-36.44%
Industrial	\$86,925,921.00	\$68,276,173.00	-21.45%
Commercial	\$44,600,180.00	\$38,215,891.00	-14.31%
Institutional	\$79,803,159.00	\$113,126,389.00	41.76%