

**2022**

## **Annual Building & Development Report**



## **BUILDING SERVICES ANNUAL REPORT ON BUILDING & DEVELOPMENT**

**To:** Stakeholders:

**Re:** Annual Report

The Building Services Annual Building & Development Report for 2022 is enclosed for your perusal.

In 2022, Building Services issued a total of 1828 building permits with a total construction value of \$241.2 million compared to 1839 building permits with a total construction value of 290.2 million in 2021.

In contradiction to the predictions from the Canada Mortgage and Housing Corporation indicators, which anticipated a reduction in the total number of dwelling units as the number of housing-starts fell across the province in 2021; 2022 saw the creation of 454 dwelling units across all sectors; 338 units coming directly from New Residential Construction.

Showing growth and resilience across the City, the residential construction sector remained strong accounting for 79.4% of the total number of permits issued with a construction value of \$118.9 million. Due in part to amendments to municipal zoning by-law 2010-100Z and provincial policies which continue to offer a solution to housing shortages through intensification of existing housing stock we saw 46 residential permits issued creating secondary dwelling units with a total construction value of \$8.6 million.

The Industrial, Commercial, and Institutional sectors as predicted, brought the total construction values in alignment with expected development growth in the City with 327 permits issued accounting for 17.8% of the permits issued with a construction value of \$120.7 million contributing 50.1% of the total construction value in building permits through large-scale projects and intensification of existing buildings and structures.

The Industrial, Commercial, and Institutional (ICI) sector maintained a steady course with 327 issued permits and a total construction value of \$120.7M in 2022 compared to 329 permits with a construction value of \$152.1M issued in 2021. Though total construction values in the ICI sector saw a moderate decrease of 20.6% year over year, we are aware that valuations can fluctuate based on large multi-phased projects and are confident that values will adjust to being more in alignment with our 5-year average of \$191.7M in 2023 as new projects are released.

We trust these comments will aid you in understanding 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.



**4197 In-person Visitors to Building Services**



**2459 Permit Applications Processed**



**2108 Plans Examinations Completed**



**1829 Building Permits Issued**



**11113 Inspections Completed**



**1928 Legal Searches Requested**

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

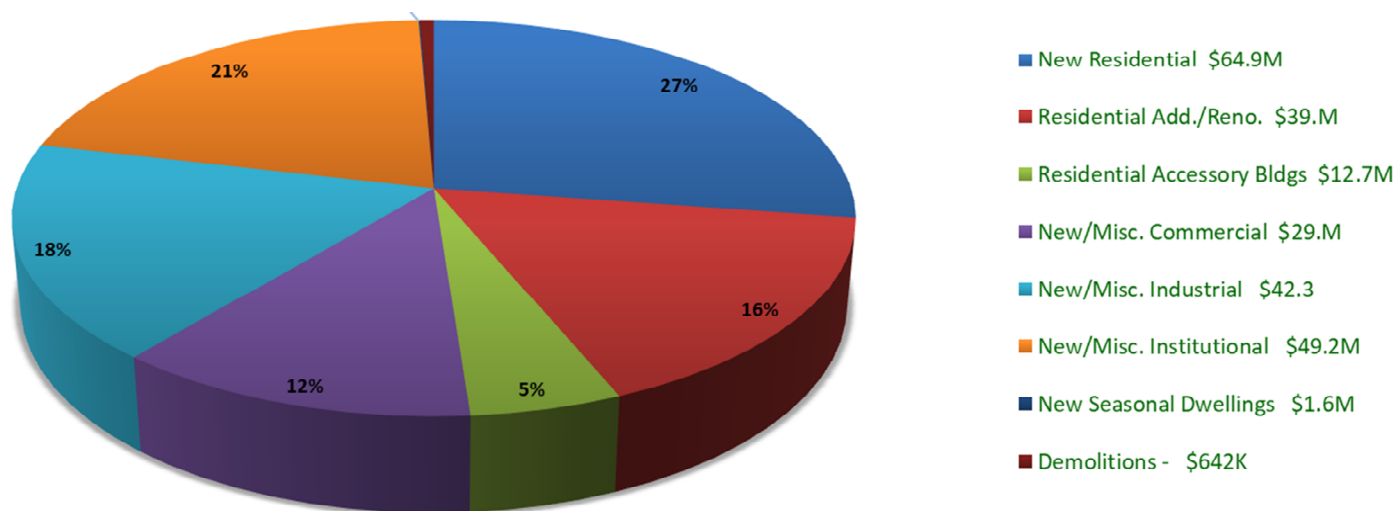
## Building Permit Activity

This year 1827 building permits were issued in the City of Greater Sudbury with a construction value of \$240.1 million and creating 449 dwelling units. The Chart below outlines permits issued by sector, noting the number of applications, number of units created and the sector construction value for each.

2022 PERMITS ISSUED			
Description	Applications	Dwelling Units	Construction Value
New Residential -SFD	155	155	\$36,766,673.00
Multi	21	87	\$14,591,986.00
Semi-D's / Duplexes	43	86	\$13,586,434.00
Seasonal	10	10	\$1,623,245.00
<b>New Residential-Sub-total</b>	<b>229</b>	<b>338</b>	<b>\$66,568,338.00</b>
Misc Residential - Addn /Reno	704	98	\$39,208,979.00
Misc Residential - Anc Struct	504	13	\$12,518,810.00
Seasonal - Addn/Reno	6	0	\$397,940.00
Seasonal - Anc Struct	8	0	\$251,877.00
<b>Misc. Residential-Sub-total</b>	<b>1222</b>	<b>111</b>	<b>\$52,377,606.00</b>
<b>RESIDENTIAL - TOTALS</b>	<b>1451</b>	<b>449</b>	<b>\$118,945,944.00</b>
New Commercial	5	2	\$7,785,032.00
New Industrial	8	0	\$16,052,091.00
New Institutional	1	0	\$200,000.00
<b>New ICI-Sub-total</b>	<b>14</b>	<b>2</b>	<b>\$24,037,123.00</b>
Misc. Commercial	181	6	\$21,293,555.00
Misc. Industrial	45	0	\$26,309,203.00
Misc Institutional	87	0	\$49148046.00
<b>Misc. ICI-Sub-total</b>	<b>315</b>	<b>3</b>	<b>\$96,750,807.00</b>
<b>ICI - TOTALS</b>	<b>327</b>	<b>8</b>	<b>\$120,787,927.00</b>
Vacant Land	1	0	\$24,960.00
Ancillary Uses	1	0	\$850,000.00
Demolitions	48	29	\$642,500.00
<b>Total Permits Issued</b>	<b>1829</b>	<b>457</b>	<b>\$241,251,331.00</b>
Canceled Permits	19	3	\$1,054,005.00
<b>NET PERMITS</b>	<b>1808</b>	<b>454</b>	<b>\$240,197,326.00</b>

## ***Building Permit Value & Percentage of Contribution by Sector:***

In 2022, a total of 1828 building permits were issued with a total value of \$241.2 million compared to 1839 building permits in 2021 with a total value of 290.2 million. showing continued growth and resilience in our construction and housing sector across Greater Sudbury. However, as the cost of materials and trades continue to fluctuate post-pandemic, we are seeing a noticeable reduction in project values year over year.



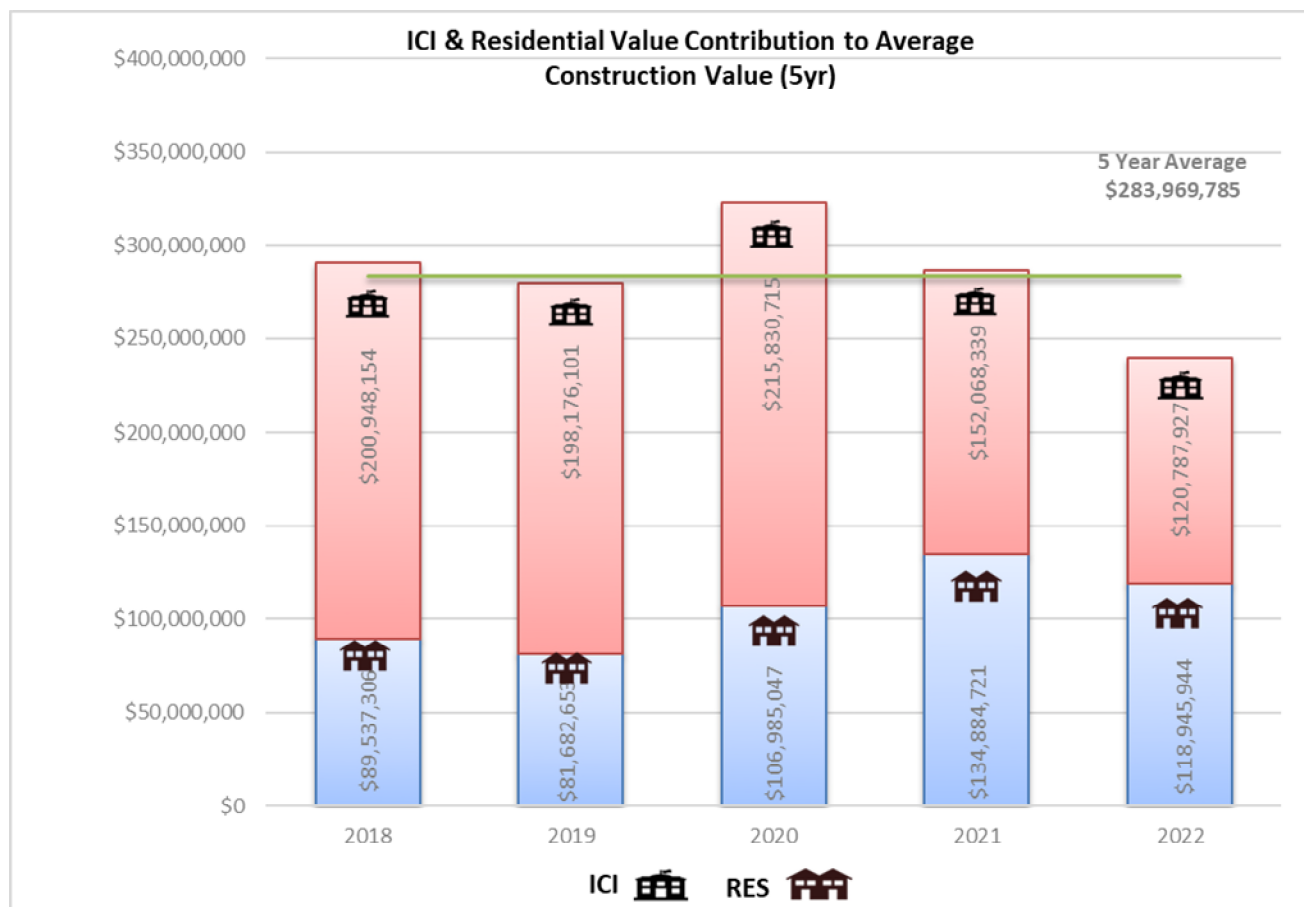
In 2022 new residential construction saw a total of 229 permits issued with a construction value of \$64.9 million, a decrease of 19.3% from \$80.5 million in 2021 with 245 permits issued in 2021. In comparison, 1222 building permits were issued in the additions and alterations and renovation sector, a slight increase of 3.2% over 2021 with 1183 permits issued. Building Permits in this sector account for 16% of the total value of construction for the year however, we see a moderate 22.6%, decrease in construction value of \$39 million, from \$50.4 million in 2021.

The Industrial, Commercial, and Institutional (IC) sectors, remained strong in 2022 with a total of 327 building permits issued, keeping pace with the 329 permits issued in 2021. Building permits issued. in this sector account for 50.1% of the total value of construction for the year however, we see a moderate 20.6%, decrease in construction value of \$120.7 million, from \$152.1 million in 2021. However, when reviewed by the individual sector, we see that New Residential Construction held the largest contribution to single sector value in Greater Sudbury at 27%. Followed closely by Institutional Development at 21% for 2022.

## Sector Permit Value by Contribution

Industrial, Commercial, and Institutional (ICI) building permits reflect development activity contributing to employment growth whereas Residential building permits reflect stability in housing activity contributing to land development and potential for population growth in Greater Sudbury.

Below you can see the average total construction value of permits over a 5 Year period and the total contribution from each sector by the total value of construction.



Industrial, Commercial & Institutional (ICI) sector permits contributed \$120.7M in construction value accounting translating to approximately 50.2% of the total construction value of \$241.2M this year. In comparison, Residential sector permits contributed \$118.9M in construction value, representing approximately 49.2% of the total construction value of permits.

Along with the fluctuations in permit numbers, we see the total construction value of building permits issued in 2022 was \$241.2 million, indicating a 16.8% decrease as compared to \$290.2 million in 2021. Over the last 5 years, the total construction value of building permits issued in the City of Greater Sudbury has averaged \$289.9 million, approximately 16% below the annual average and presenting opportunities for growth in 2023 to meet the annual average.

## Residential Growth by the Numbers

### Single-Family Dwellings & Two-Family Dwellings:

In 2022 Greater Sudbury saw the addition of 165 new single-family dwelling units to the housing stock, representing a slight decrease of 16.2% from the 197 units created in 2021.

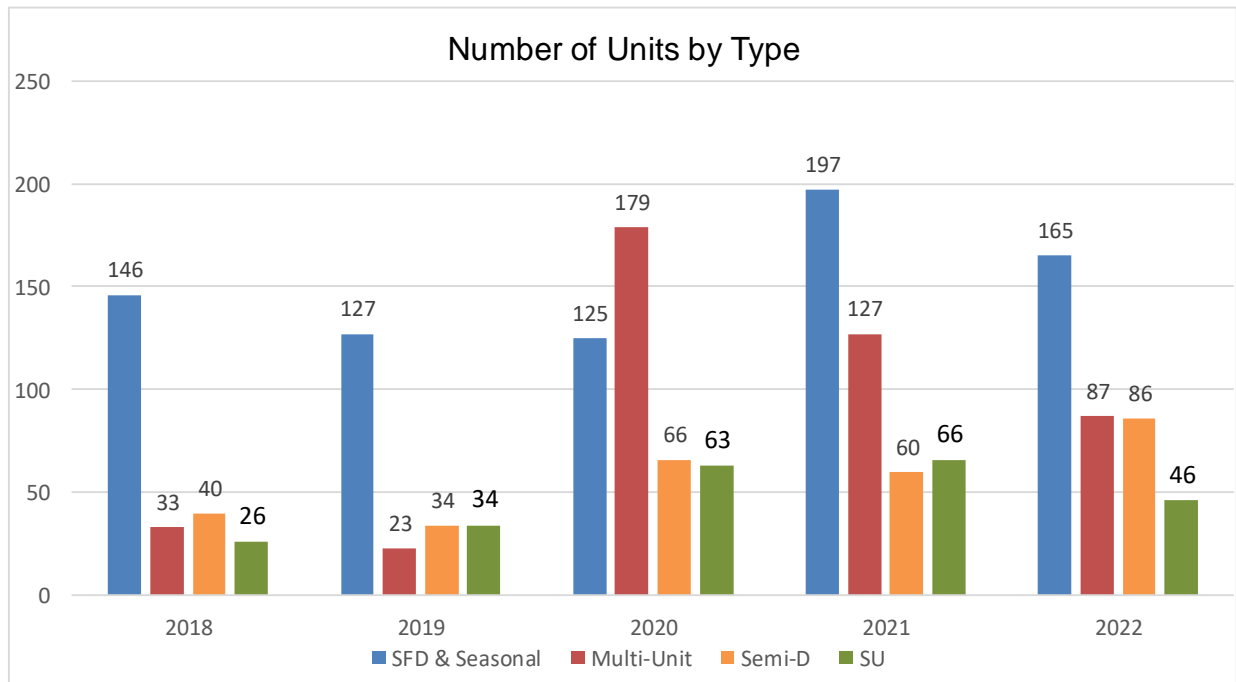
Two-family dwellings (semi-d & duplexes) are showing strong growth in 2022 with 86 units being created, representing a 43.3% increase over the 60 units created in 2021.

### Secondary Dwelling Units:

Due to policy changes benefitting housing intensification through parking support and as-of-right tertiary units, many of the new housing single-family dwelling starts noted above included the creation of a Secondary Dwelling Unit. In 2022 a total of 46 Secondary Dwelling units were registered over 38 units were created in 2021, a slight increase of 21%.

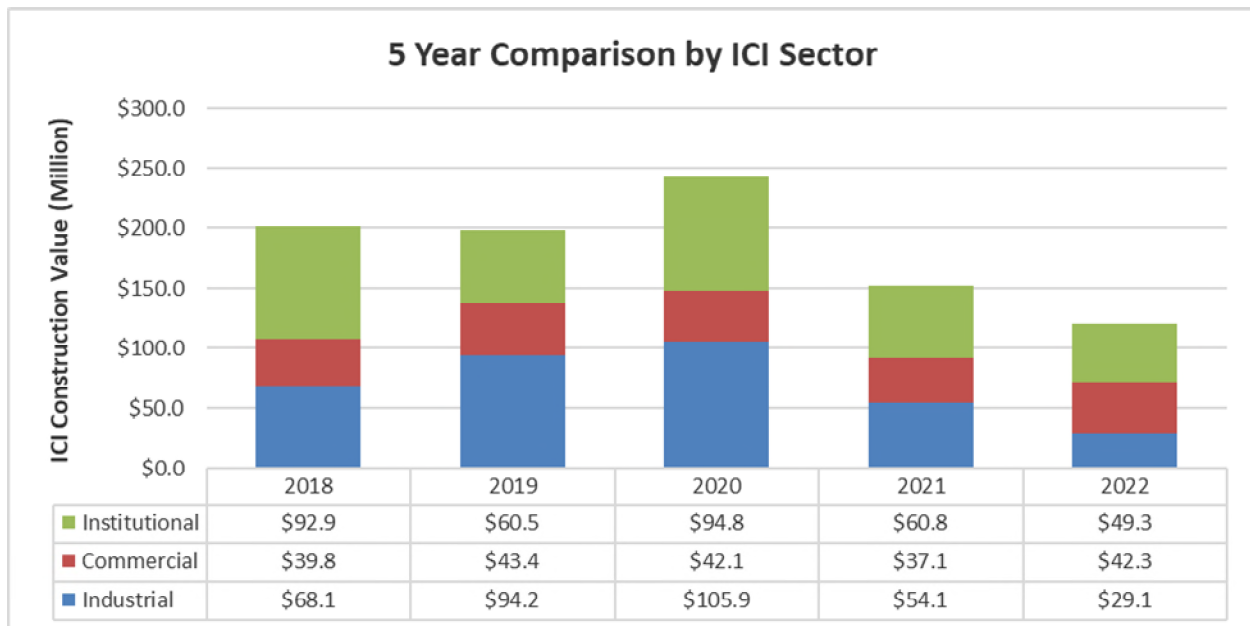
### Multi-Unit Dwellings:

As a result of policy changes approved by council, that support developers through deferral of Development Charges at a 0% interest rate, Greater Sudbury continues to see the steady movement of multi-unit development with the creation of 87 units in 2022: a minor change from 127 units in 2021. Though many of the changes established in the More Homes Built Faster Act, (Bill 23) are already in practice in Greater Sudbury we anticipate the reduction in Development Charges and removal of Site Plan Control for developments under ten units will continue to encourage development in this residential sector in 2023.



## INDUSTRIAL, INSTITUTIONAL & COMMERCIAL (ICI) ACTIVITY 2021

In 2022, a total of 327 ICI building permits with a total construction value of \$120.7 million were issued in the City of Greater Sudbury, which is slightly lower than our 2021 number of 329 permits valued at \$152.1 million. Though 2022 was slightly below the five-year average of 377 ICI building permits valued at 179.1 million. The number and value of ICI permits fluctuate year to year with the number of large-scale or multi-year projects. The five-year average indicates a rebound in development will be required to move toward steady and consistent growth in these areas.



Despite the decrease in Institutional & Commercial Construction values due to the rising cost of materials and supply-chain issues as the economy continues to recover, Greater Sudbury saw the benefit of large projects issued in 2022 including:

### **INDUSTRIAL**

- ✓ *Exploration Shaft & Hoist House – VALE - Valued at \$9.5M*
- ✓ *New Industrial Warehouse – Cambrian Heights - Valued at \$8.9M*
- ✓ *Steel Gantry Tower – VALE – Valued at \$4.3M*
- ✓ *New Industrial Warehouse – Herold Drive - Valued at \$3.7M*
- ✓ *SNO Lab Addition & Alterations – SNOLAB – Valued at \$2.6M*

### **COMMERCIAL**

- ✓ *New Office Building – DEVLA Properties – Valued at \$3.5M*
- ✓ *New Outdoor Theatre – YES Theatre – Valued at \$2.6M*
- ✓ *New A& W Restaurant – Valued at \$1.3M*
- ✓ *New Costco Gas Bar – COSTCO – Valued at \$1.6M*

### **INSTITUTIONAL**

- ✓ *New Bed Capacity Project – HSN – Valued at \$5.8M*
- ✓ *Lasalle Secondary School Upgrades – Rainbow Schools – Valued at \$2.8M*
- ✓ *Bishop Alexander School Upgrades – Rainbow Schools – Valued at \$2.4M*



## 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 the 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?**

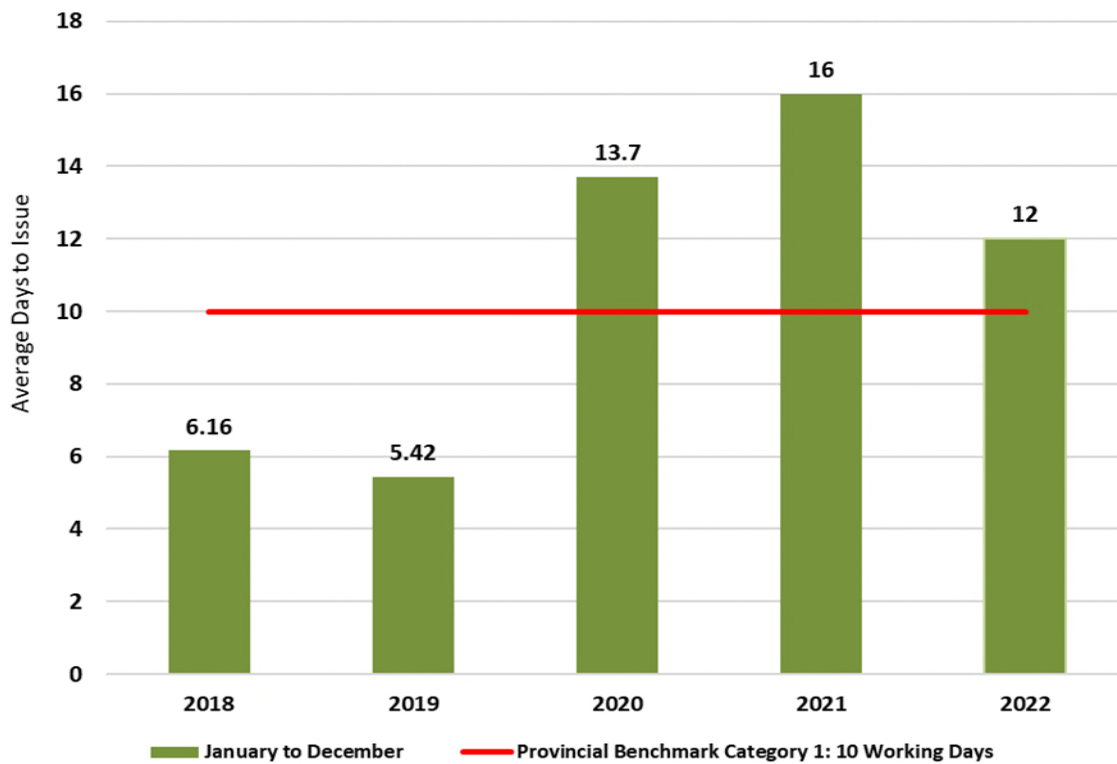
Under Provincial regulations, a complete application must include the following:

- 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.)

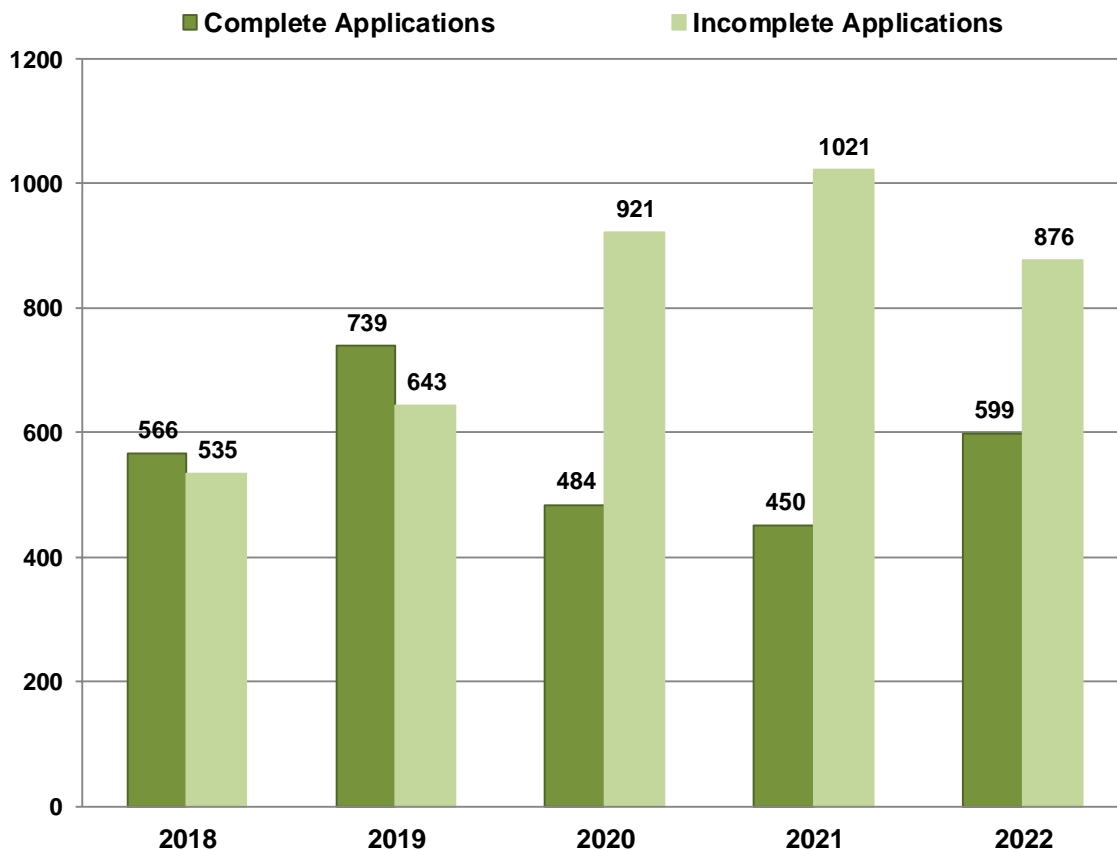
If any of the above has not been adhered to, then the application is deemed incomplete and does not fall under the timelines of the provincial government. However, based on DLAC approved policy and customer centric focus, we do not turn away incomplete applications.

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:

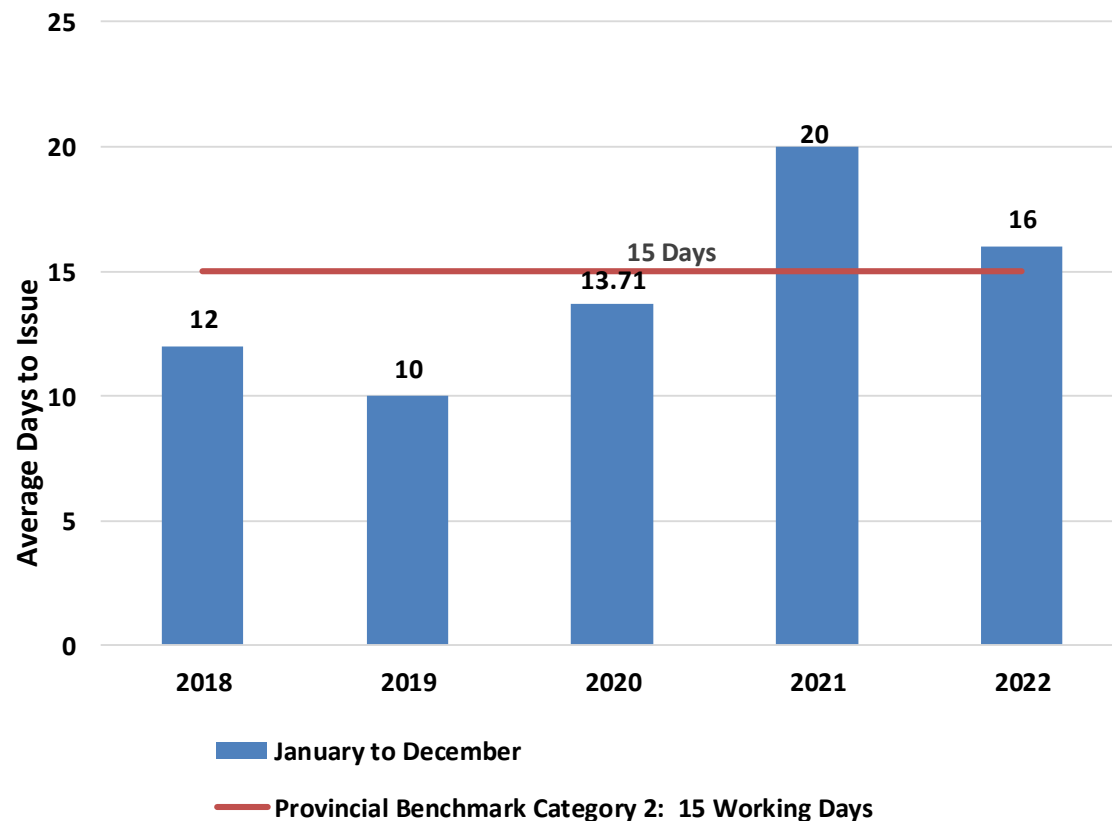
## Category 1 Houses (Not Exceeding 3 Storeys / 600 Square Meters)



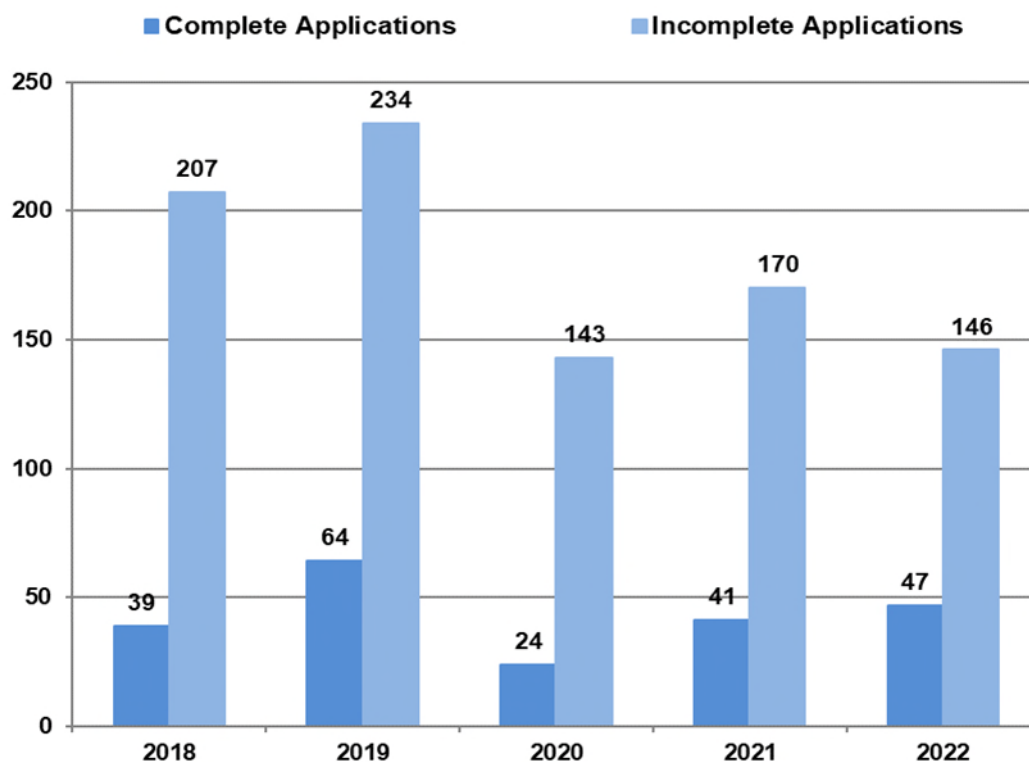
## Category 1 Houses – Comparing Complete & Incomplete Applications



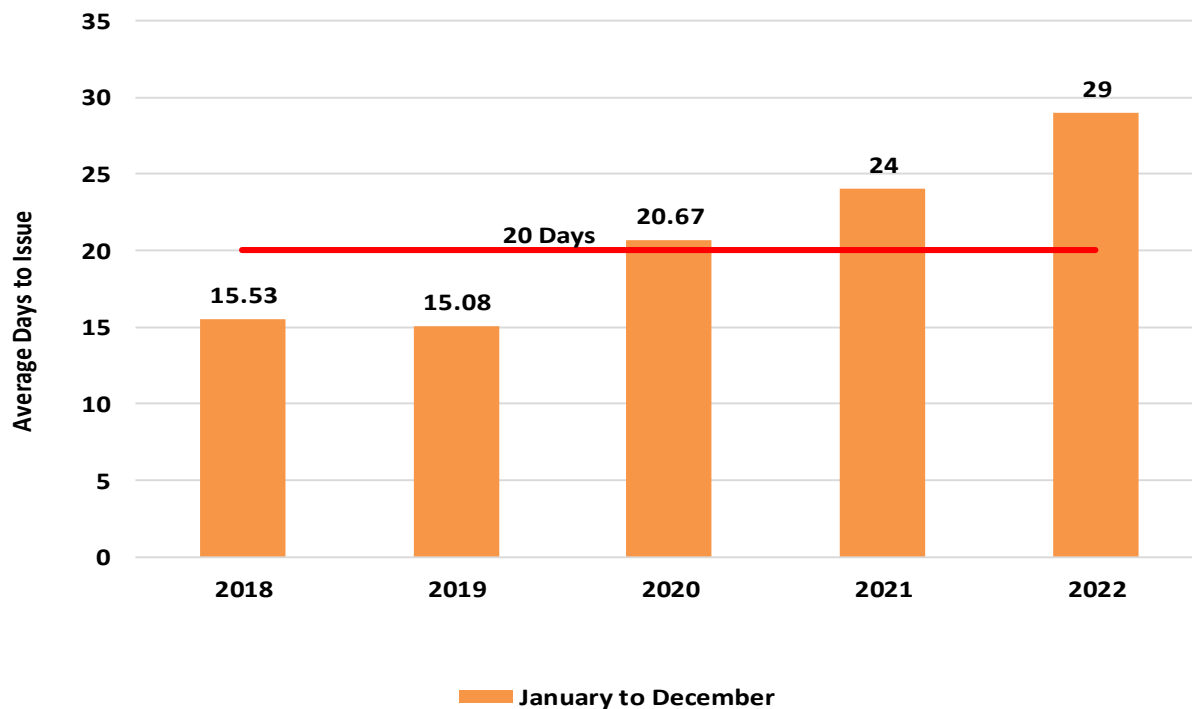
## Category 2 Small Buildings (Exceeding 3 Storeys/600 Sq Meters)



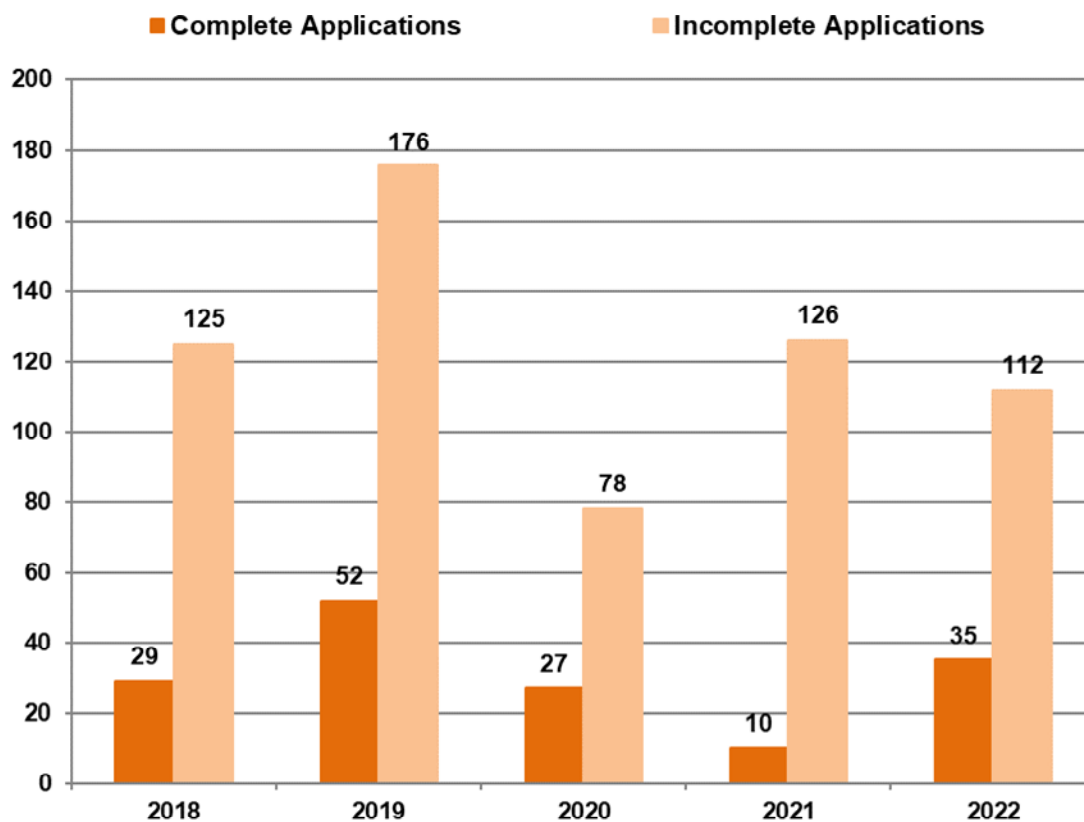
## Category 2 Small Buildings – Comparing Complete & Incomplete Applications



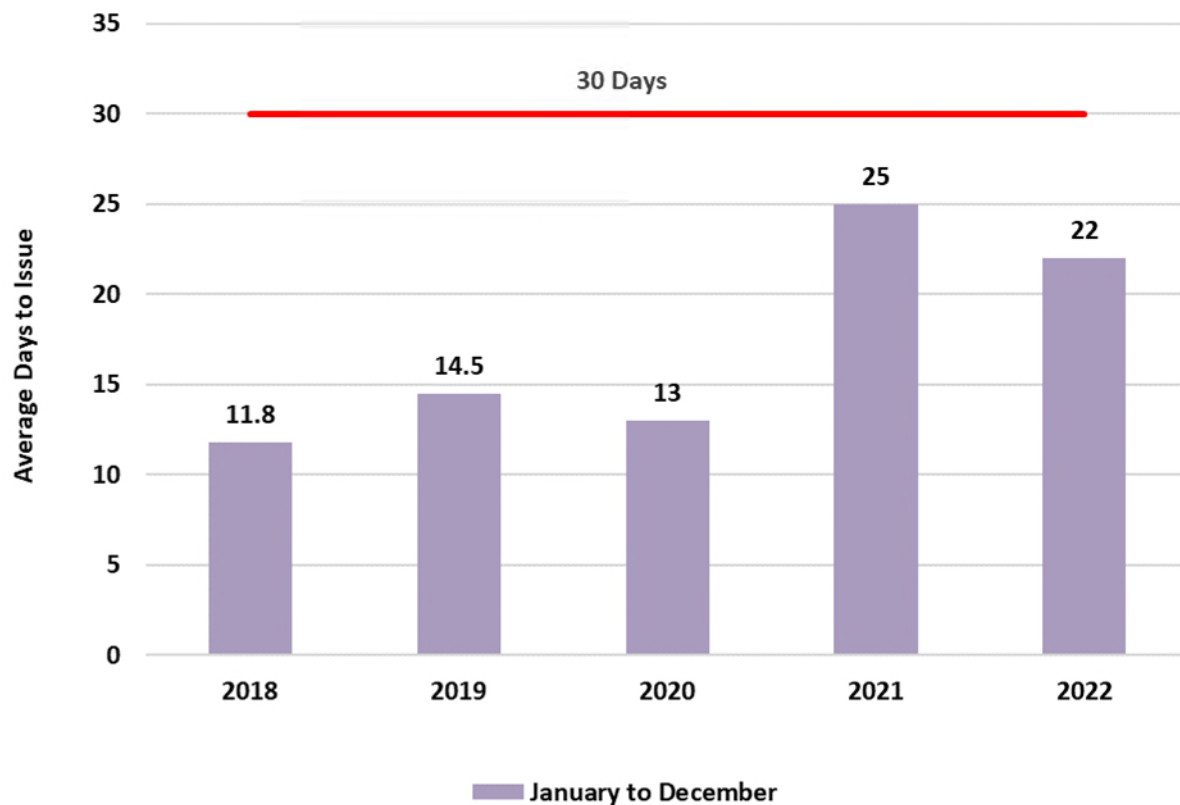
### Category 3 Large Buildings (Large Residential, Industrial, Commercial Institutional)



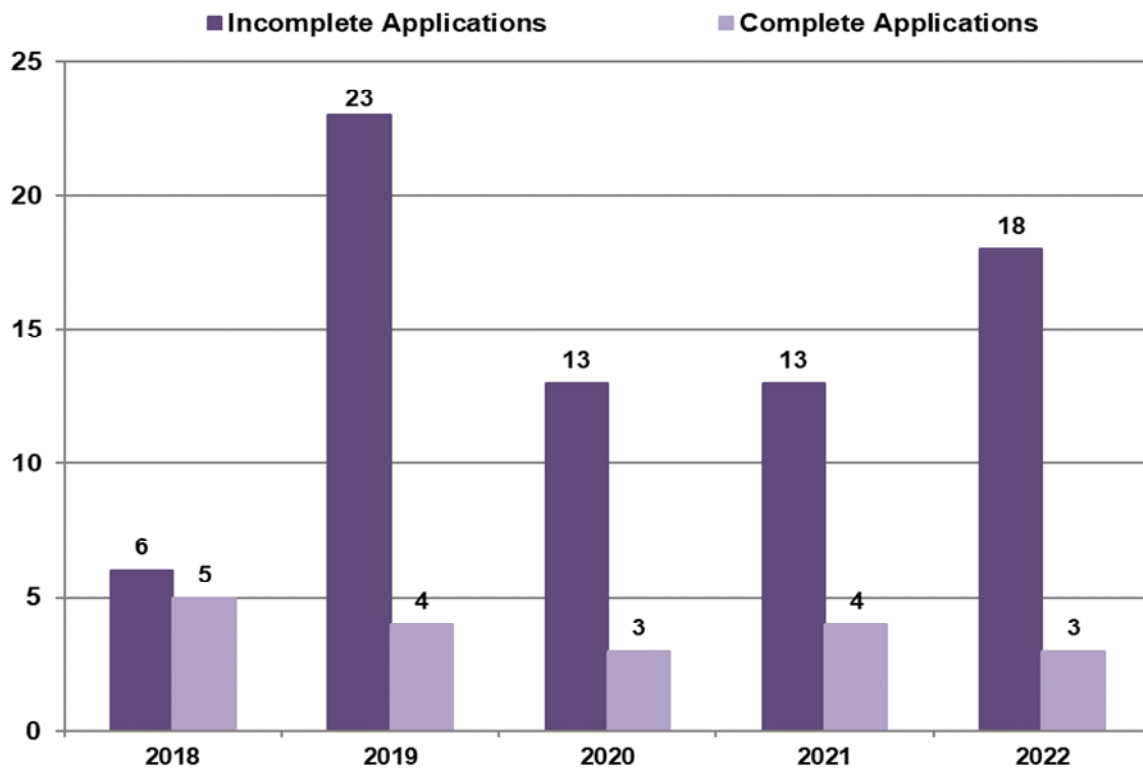
### Category 3 Large Buildings (Large Residential, Industrial, Commercial Institutional) – Comparing Complete & Incomplete Applications



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



## Category 4 Complex Buildings – Comparing Complete & Incomplete Applications



## Turn Around Times for Building Permit Issuance

### 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 Building Services through its automated benchmark tracking what areas within the building permit processing system require 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.

This continuous improvement process is consistent with the Chief Administrative Officer's commitment to Council through the budget process

## Continuous Management Cycle



## Conclusion

In 2022, our turnaround times stayed consistent and relatively uniform when compared to levels in 2021 by meeting the provincially mandated benchmarks despite the fact that we had challenges with staff turnover, long-term health issues, and maternity leaves across all sections of the Building Services division. These temporary job placements are difficult to replace in that it is difficult to find qualified individuals who will apply for contract positions.

## Gearing up for Growth in 2023

The new year brings exciting new prospects to Greater Sudbury with the development of numerous ICI and Residential projects with Construction Values exceeding \$1 million including:



### RESIDENTIAL SECTOR = \$32.1M

- ✓ 40 Units of Transitional Housing Valued at \$12M
- ✓ Lourdes Street Conversion Project creating 24 units – Valued at \$2.5 M
- ✓ New Multi-Unit Residential – 5 Units – Valued at \$1.1M
- ✓ New Multi-Unit Residential – 7 Units – Valued at \$1.5M
- ✓ New Apartment Block – 72 Units – Valued at \$15M



### INDUSTRIAL SECTOR = \$15.2M

- ✓ New Industrial Office Building – Valued at \$3.7M
- ✓ New Industrial Building – FNX Mining – Valued at \$5.9M
- ✓ New Substation E-House – South Mine – Valued at \$5.6M



### INSTITUTIONAL SECTOR = \$86.3M

- ✓ New Long-Term Care Facility – Extendicare Nottingham – Valued at \$86.3M

## 2023 – Feedback, Actions, Progress

Building Services staff will continue to explore opportunities with the development industry and their representatives on DLAC to improve service and support the strategic goals of the Mayor and Council to streamline the development approval process.

### Innovation

- Launch of the Pronto Portal to the public (Summer 2023)
- Electronic Records Management (ERM)

### Policy

- Comprehensive Review of Building By-law 2005-165
- Development Charges Increases July 1, 2023 (9.9%)
- Review of Sign By-law 2021-111

### Staff

- Succession Planning