

2023

# Annual Building & Development Report



# 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.



**6546 Visitors to the Development Desk**



**2215 Permit Applications Processed**



**2032 Plans Examinations Completed**



**1819 Permits Issued**

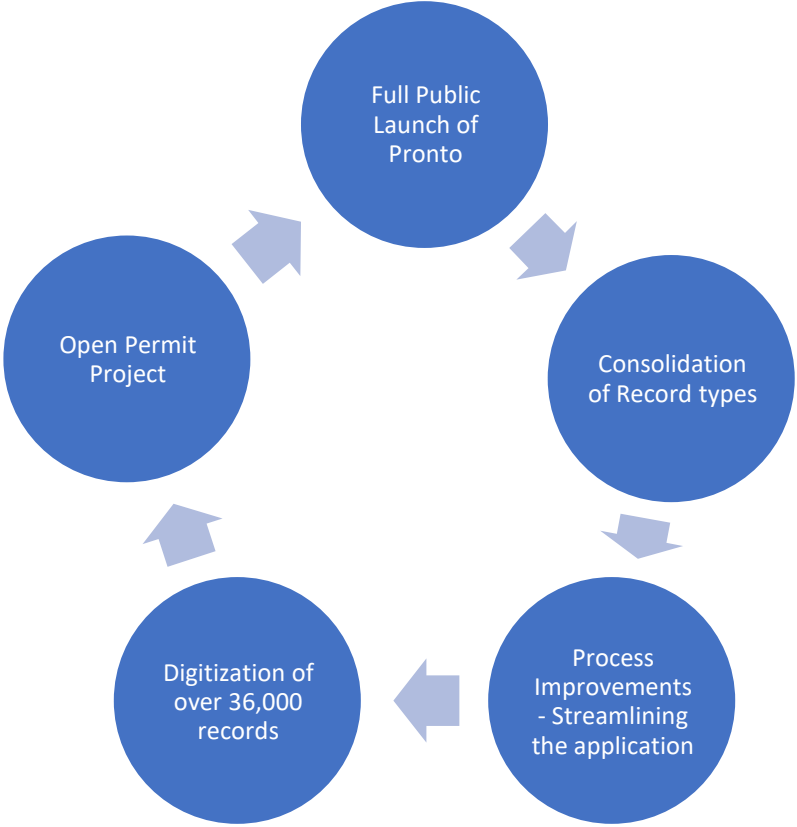


**1852 Legal Searches Completed**

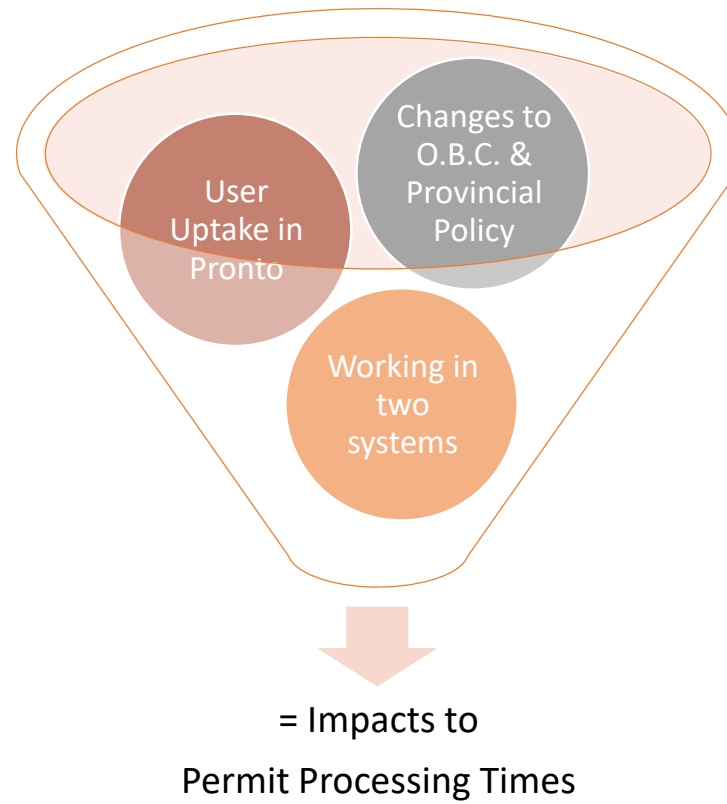


**13735 Inspections Completed**

# Continuous Improvement



# Challenges



# Successes



## Supporting ICI Development

- 293 Projects Issued
- 37 Projects with Construction Value >\$1M (\$86.6M in Total)
- 132,420 New GFA

Total ICI Construction Value of \$265.1M



## Supporting Residential Growth

- 1405 Residential Permits Issued
- 669 New Dwelling Units Created
- 65 Secondary Units

Total Construction Value of \$171.8M



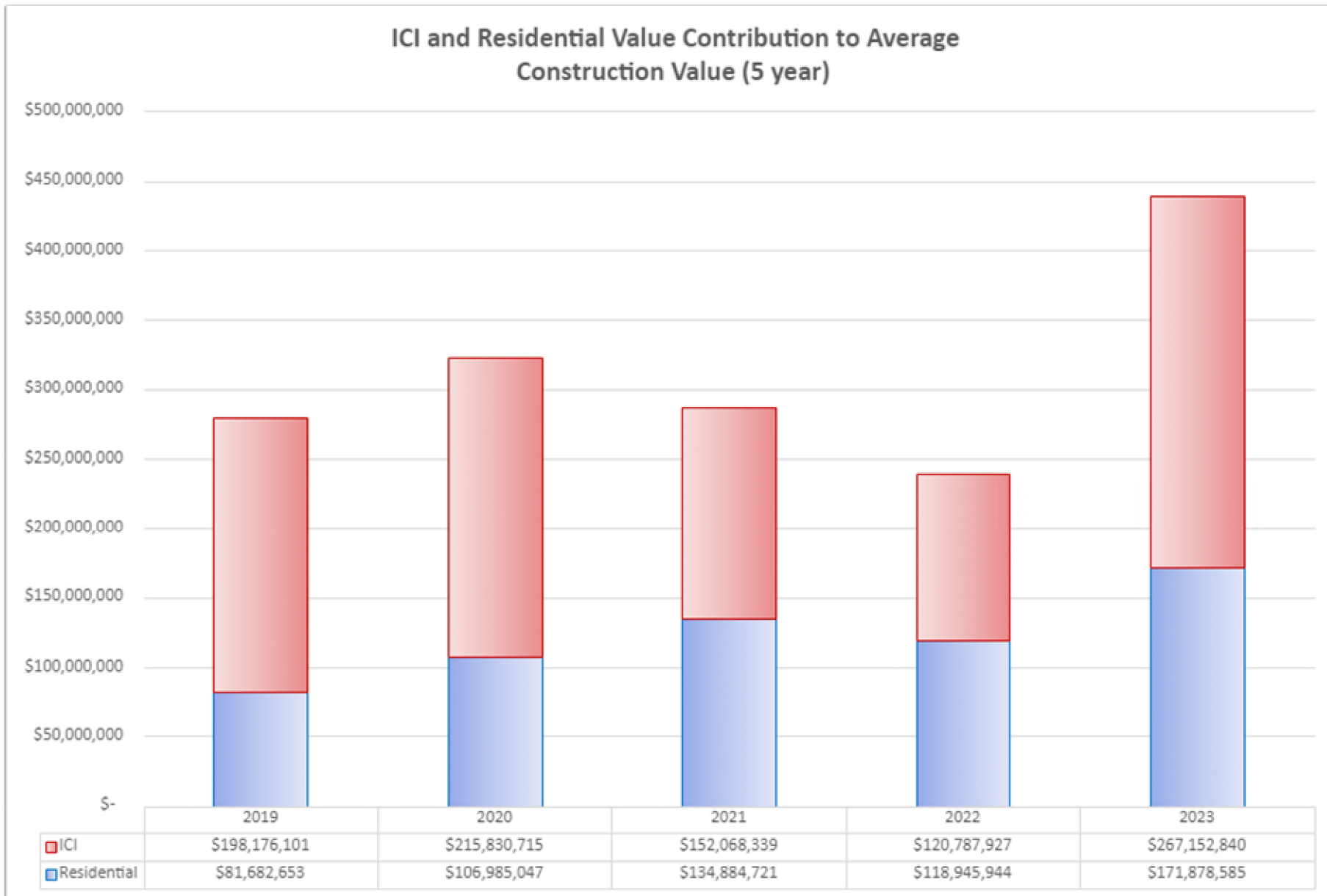
## Supporting Community

- Pioneer Manor Addition
- St. Joseph's Bed Conversion
- School Upgrades
- Dynamic Earth Drift

Total Construction Value \$267.1M

**Total Construction Value in 2023 = \$439.7M ↑ 82.77% over 2022**

# Value of Construction by Sector



↑ 121.1%  
↑ 44.5%

# Benchmarks

Established timeframes set out by the Ministry of Municipal Affairs & Housing in processing permit applications



## Category 1: Houses

Not Exceeding 3 Storeys or 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.



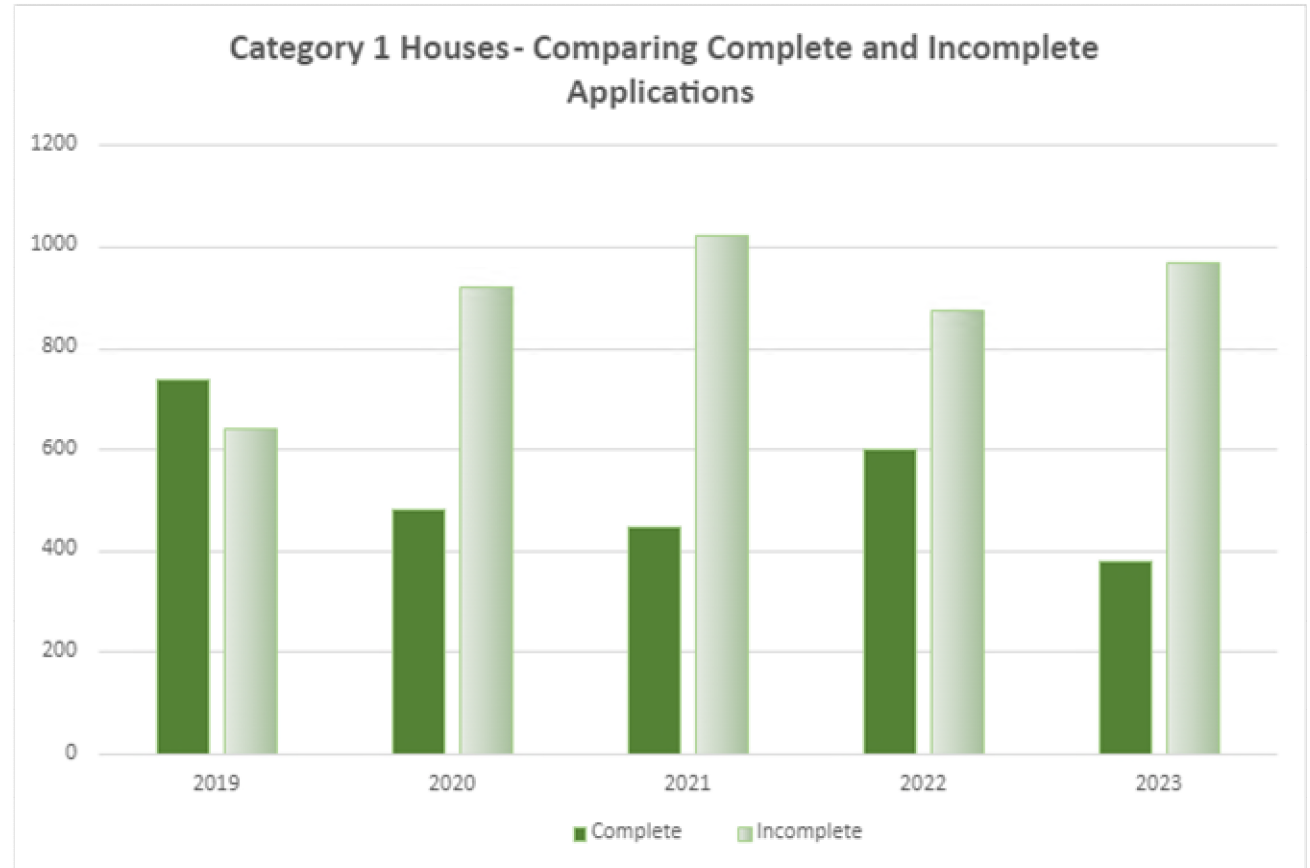
## Category 4: Complex Buildings

Post Disaster Buildings, Including Hospitals, Power/Water, Fire/Police/Ems, and Communications

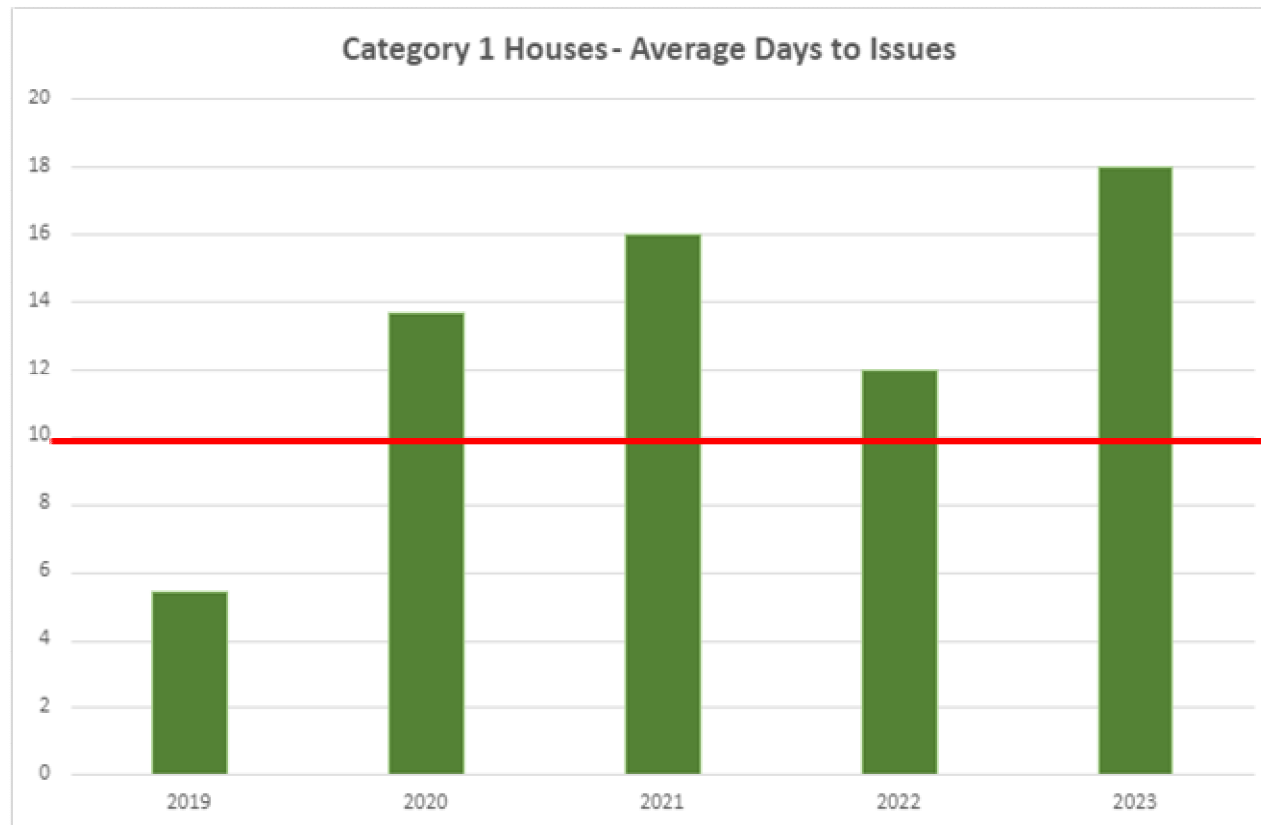
Provincial standard is 30 working days to process a complete building permit application.

# Category 1

## Application Comparison

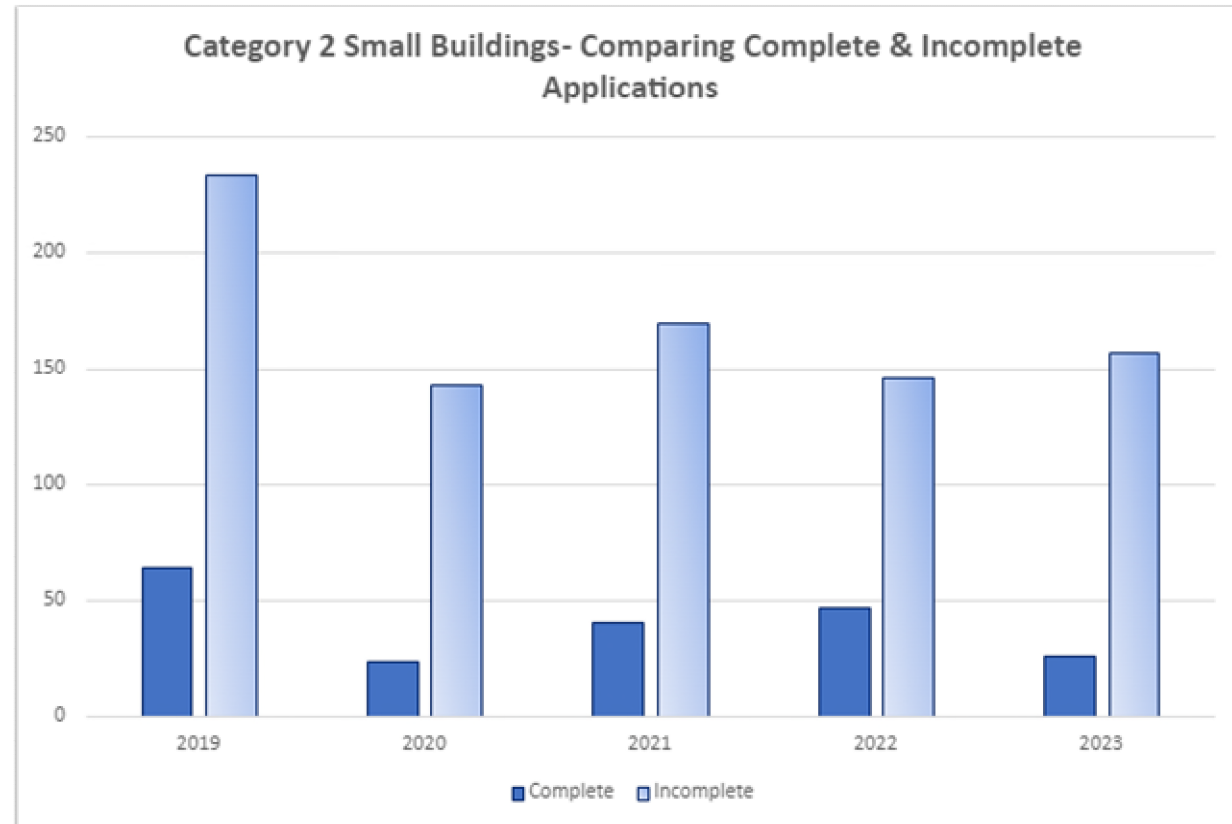


# Category 1 Houses

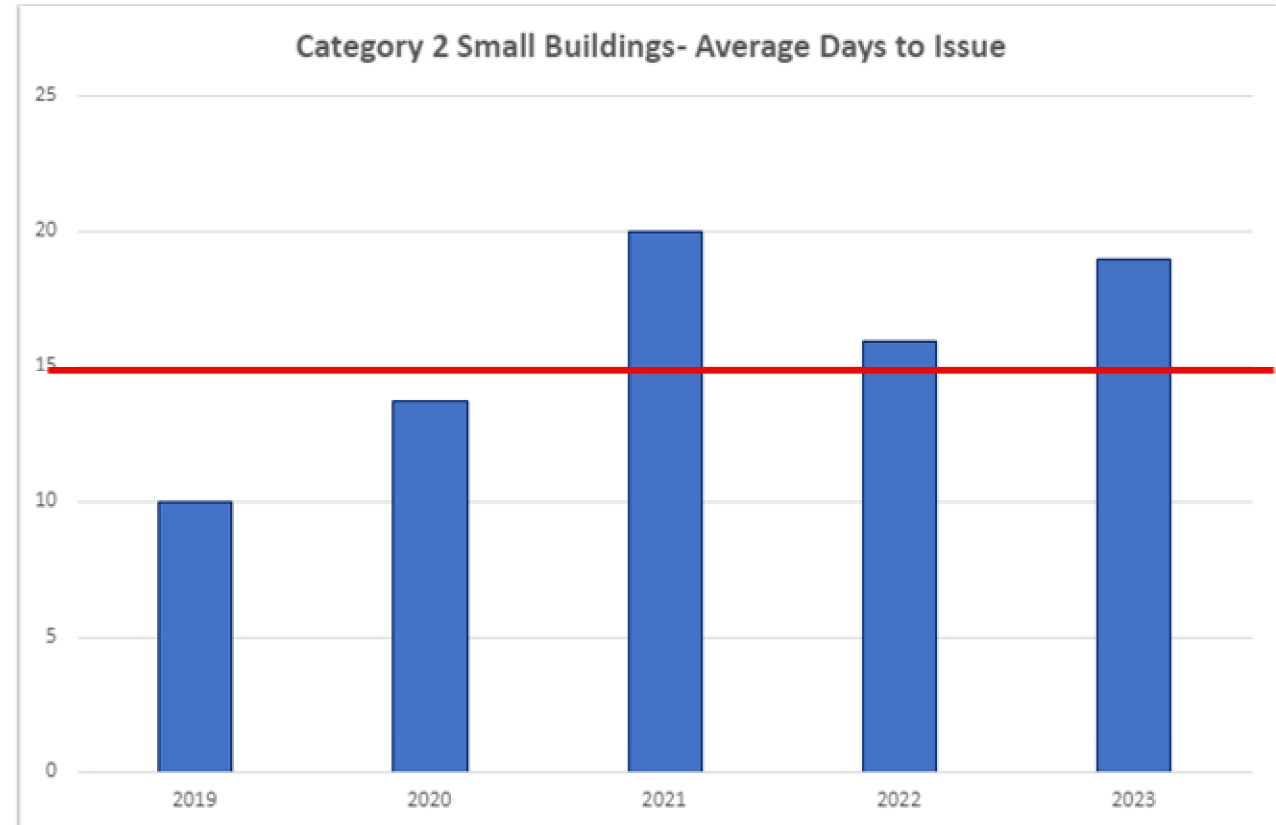


# Category 2

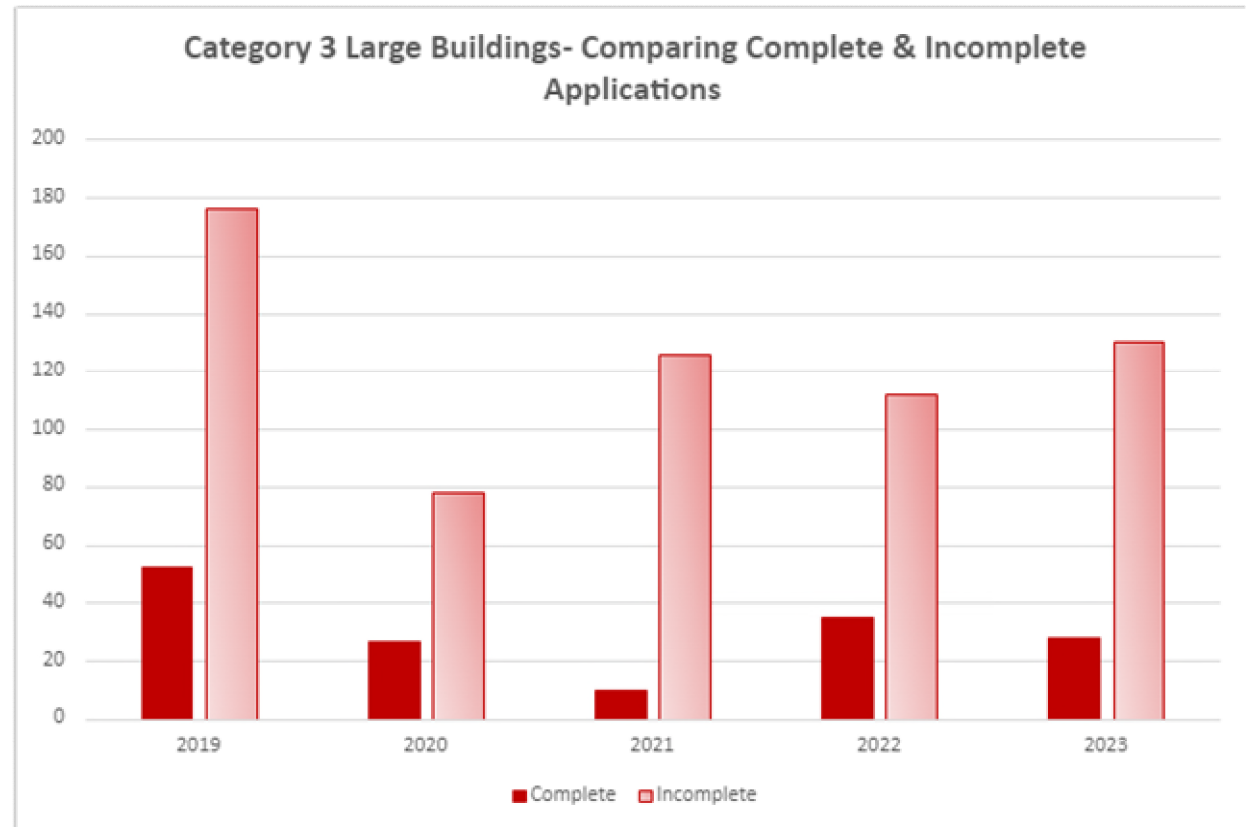
## Application Comparison



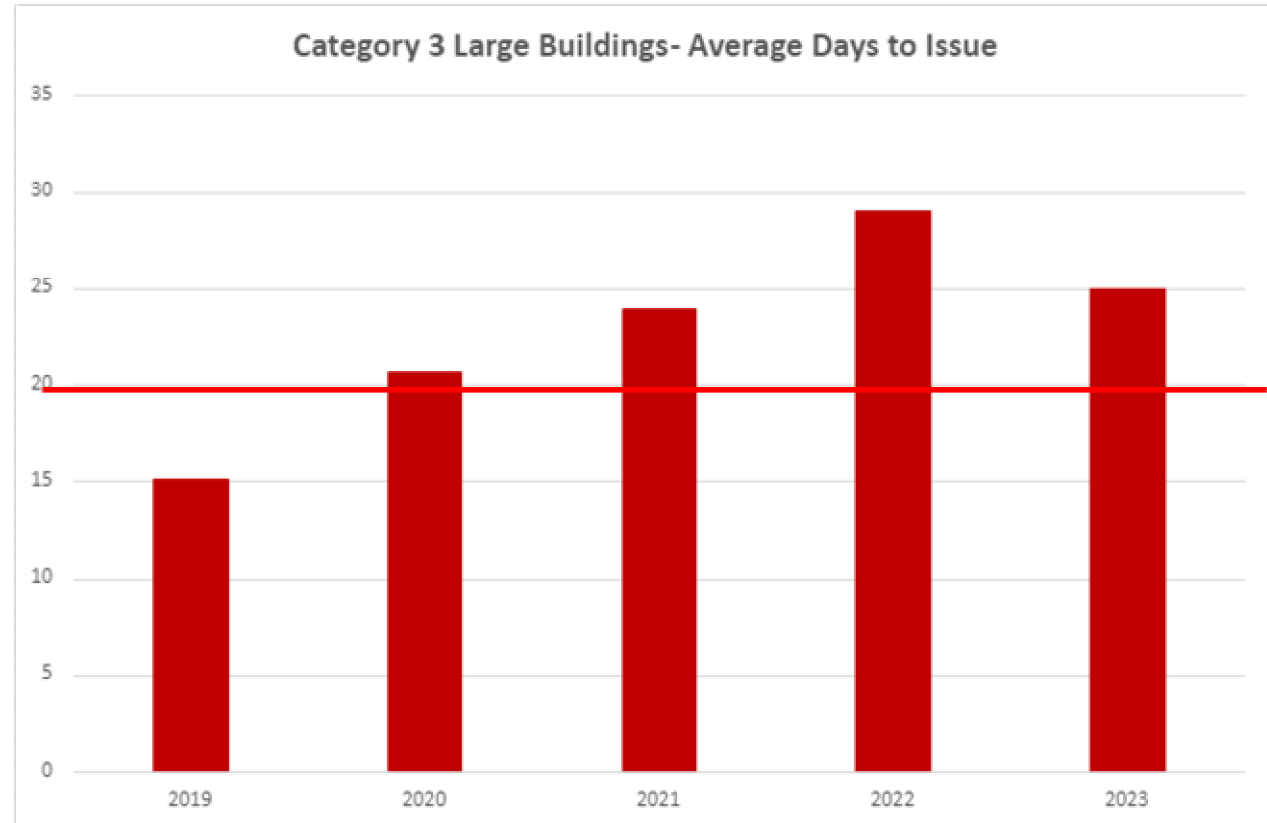
# Category 2 Small Buildings



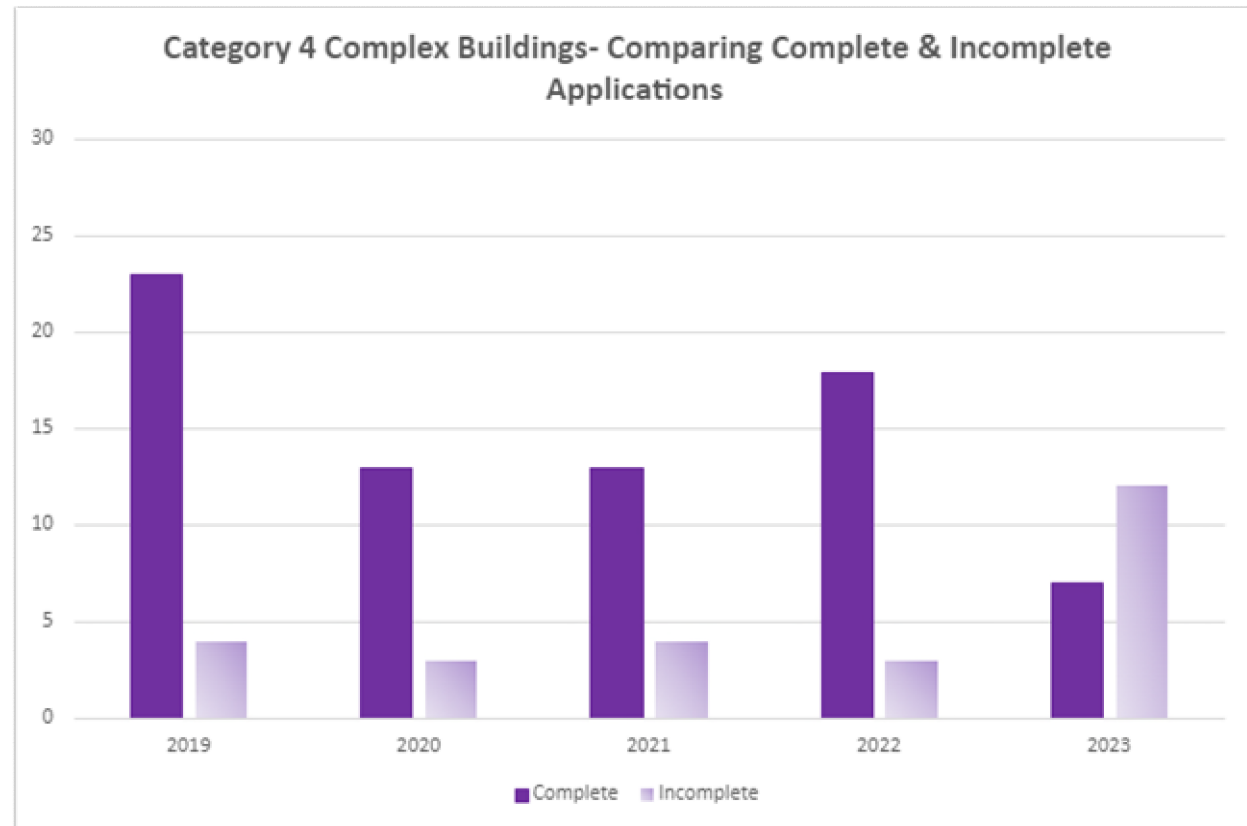
# Category 3 Application Comparison



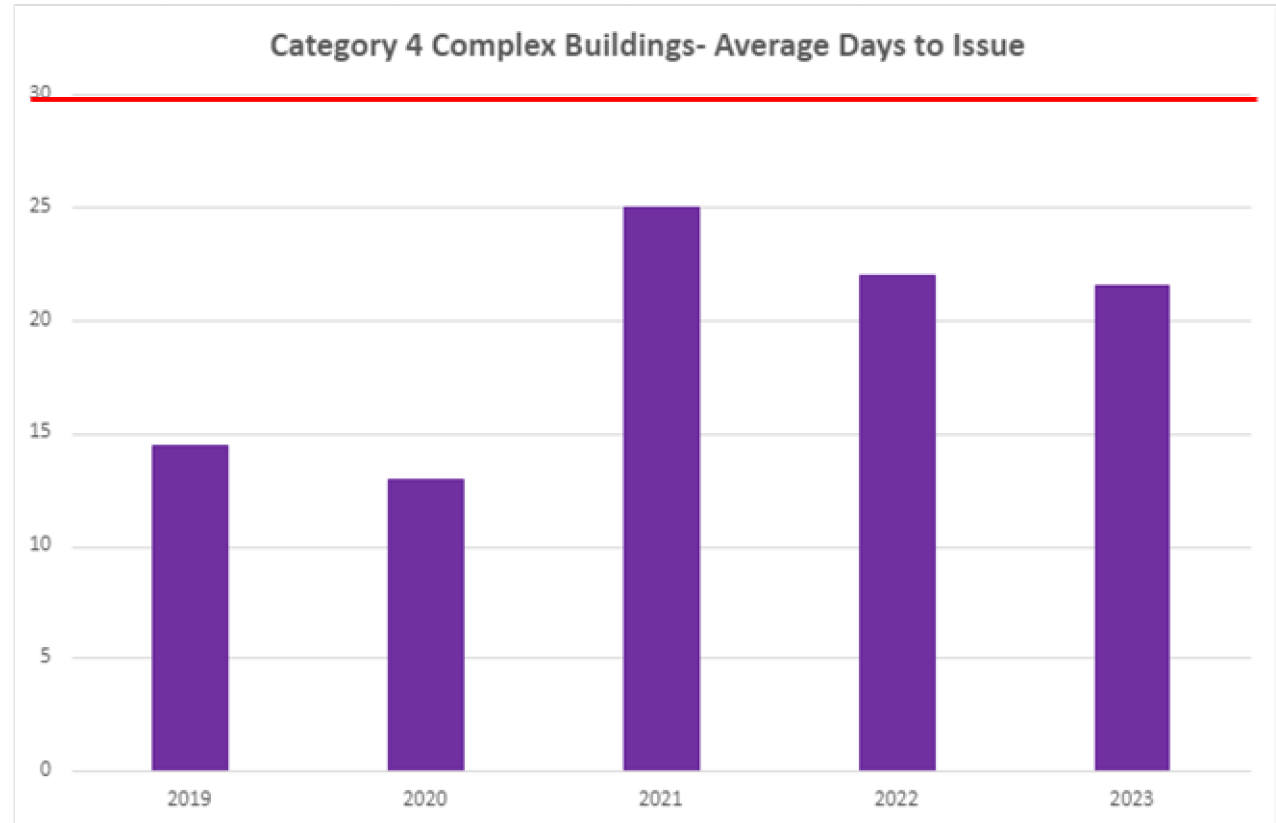
# Category 3 Large Buildings



# Category 4 Application Comparison



# Category 4 Complex Buildings



# Gearing up for Growth

## ***Projects Over \$1M to be issued in 2024***



### ***RESIDENTIAL SECTOR = \$125M***

- ✓ Phase 1 of Project Manitou 349 units – Valued at \$113M
- ✓ Peace Tower Project – 38 Mixed Residential Units – Valued at \$12M



### ***COMMERCIAL SECTOR= \$28.6M***

- ✓ New Sandman Hotel (Including 2 New Restaurants) – Valued at \$28.6M



### ***INSTITUTIONAL SECTOR = \$115.3M***

- ✓ New Long Term Care Facility – Extencicare Nottingham – Valued at \$86.3M
- ✓ New Finlandia Building – 32 LTC Beds & 20 Senior Apartments Valued at \$29M

# Building Services Statement of Activities

Business Model  
Review  
Fiscal Sustainability

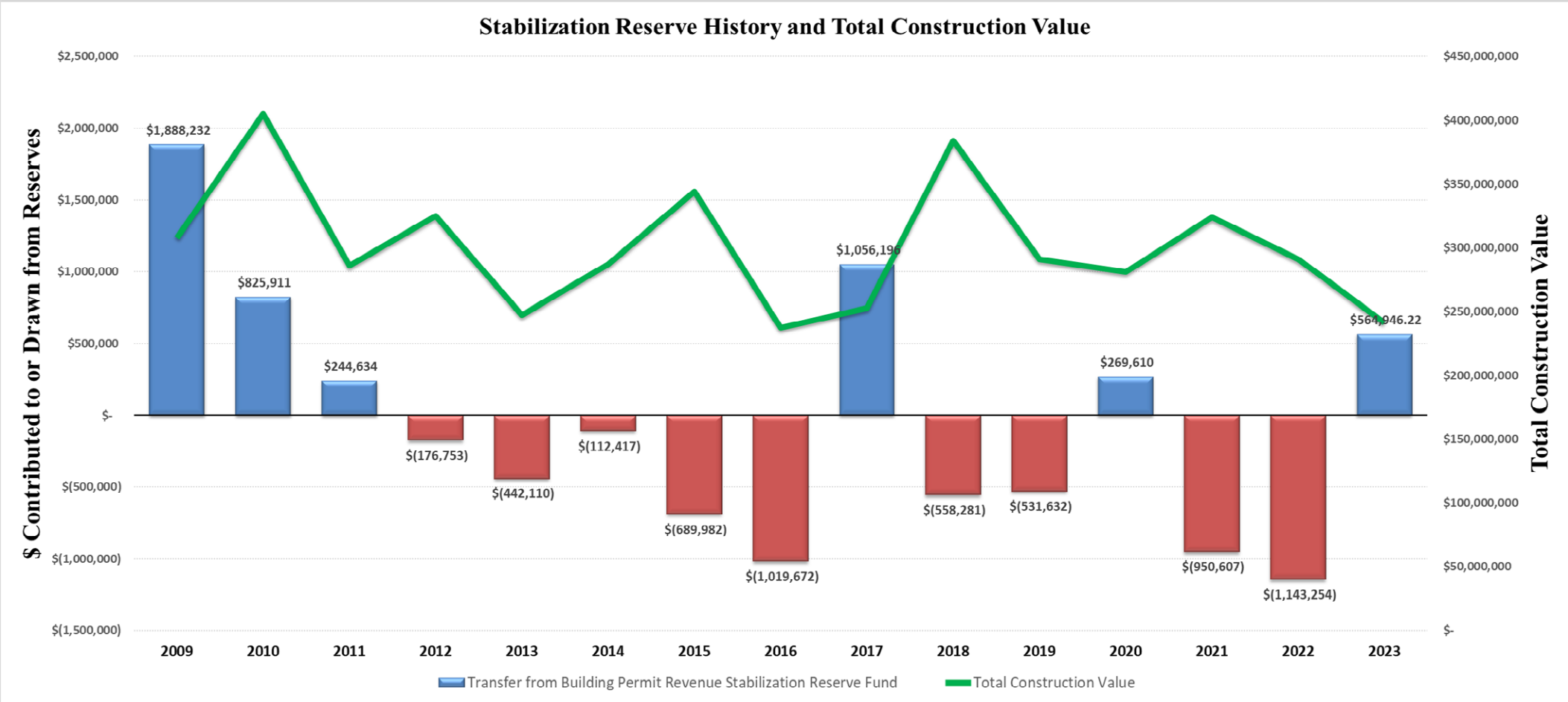
**Building Services**

**2023 Statement of Activities**

Building Permit Revenues	(5,743,387.00)	User Fee + Other Rev
Direct Costs	4,113,108.21	(all other expenses)
Indirect Costs	1,065,332.57	(internal recoveries less equipment rental)
Contribution to Reserve	564,946.22	
	<u>(0.00)</u>	
Reserve Opening Balance		(4,737,080.43)
Interest	(233,484.99)	
Total Monthly Allocation Entry	(564,946.22)	
LMIS Contribution to Capital	729,657.85	
		<u>(68,773.36)</u>
		(4,805,853.79)

**Total Costs**  
\$5,178,440.78

# Stabilization Reserve



# Happening in 2024

## Innovation

- LMIS Roadmap: Launch of Planning Services, Technical Services and Accela streamlining initiatives
- PRONTO Roadmap: Modernized Document Management, Online Payment
- Expedited Permit Process Pilot ( Permit Palooza)

## Policy

- O.B.C. Changes (January 2025)
- Fee Review and Building Bylaw 2005-165 Comprehensive Review (Q3)
- Legal & Real Estate Sub-Committee (Q3)

## Staff

- New Deputy Chief Building Official (Q1)
- Increasing Staff Compliment in the Plans Examination roles (Ongoing)

## Engagement

- Industry Engagement by Sector
- Creating User Guides for Residential Projects (Q1) ICI Projects (Q3)