

STAFF REPORT: BUILDING & BY-LAW DEPARTMENT



REPORT TO: Finance & Admin. Committee
MEETING DATE: April 22, 2008
REPORT NO.: SRB.08.16
SUBJECT: Building Permit Statistics
PREPARED BY: D. Finbow, Chief Building Official

A. Recommendations

THAT Council receive Staff Report SRB.08.16 for information purposes.

B. Background

1. The first quarter of 2008 reflects a general slowdown in construction with the number of permits and related value and revenue down approximately 20% from 2007.
2. Applications and permits for custom single family dwellings continues at the same pace as in the previous five years however, applications for "subdivision type housing" and multi-unit buildings are down considerably.
3. Ten occupancies issued during the month of March bringing the year-to-date total to 31.
4. April residential application activity appears to be more consistent with previous years with two four unit townhouse block applications in Phase 3 in Lora Bay and a number of single family dwellings.
5. Building permit revenue continues to lag and is below target for the year.

Summary of Building Permit Activity Year-To-Date (March 31st) and 2007:

- Number of Building Permit Applications: 57 (84 in 2007)
- Number of Permits Issued: 40 permits (51 in 2007)
- Number of Dwelling Units Issued: 13 dwelling units (9 in 2007)
- Construction Value: \$5.24 million (\$6.79 million in 2007)
- Building Permit Revenue: \$35,670.00 (Budget \$859,600.00)
- Compliance Letter Revenue: \$4,625.00 (Budget \$10,000.00)

C. The Blue Mountains' Strategic Plan

"Providing a strong, well managed municipal government."

D. Budget Impact

Building permit revenue is below target for the year.

E. Addendums

- A. Building Permit Activity Spreadsheet and Charts

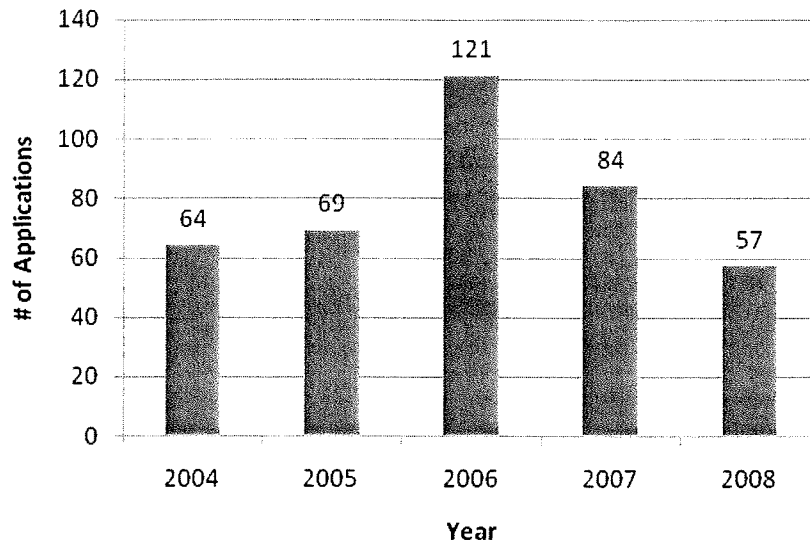
A handwritten signature in black ink, appearing to read "David Finbow".

David Finbow
Director, Building & By-law/CBO

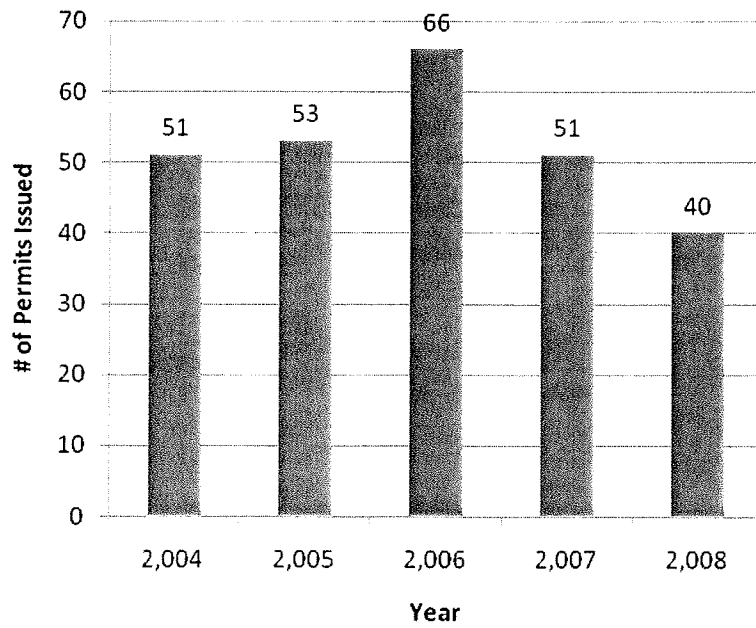
TOWN OF THE BLUE MOUNTAINS - BUILDING PERMITS ISSUED ACTIVITY

PERMITS ISSUED				DWIG UNITS/CRUS ISSUED				PERMIT VALUE									
MONTH	2004	2005	2006	2007	2008	MONTH	2004	2005	2006	2007	2008	MONTH	2004	2005	2006	2007	2008
JAN	13	13	22	14	9	JAN	8	1	14	3	1	JAN	\$ 1,847,513.00	\$ 911,728.00	\$ 4,794,530.00	\$ 1,396,725.00	\$ 629,650.00
FEB	10	13	15	8	10	FEB	2	4	6	1	2	FEB	\$ 775,060.00	\$ 1,720,950.00	\$ 3,754,117.00	\$ 859,140.00	\$ 1,162,682.00
MAR	28	27	29	29	21	MAR	130	11	19	5	10	MAR	\$ 40,165,080.00	\$ 5,202,983.00	\$ 5,347,067.00	\$ 4,536,113.00	\$ 3,447,646
1/4	51	53	66	51	40	1/4	140	16	39	9	13	1/4	\$ 42,787,653.00	\$ 7,835,661.00	\$ 13,895,714.00	\$ 6,791,978.00	\$ 5,239,978.00
APR	37	41	109	59		APR	13	168	91	9		APR	\$ 5,583,743.00	\$ 27,580,920.00	\$ 28,090,202.00	\$ 3,290,770	
MAY	46	38	67	100		MAY	18	16	30	33		MAY	\$ 6,037,944.00	\$ 6,769,515.00	\$ 13,347,594.00	\$ 10,967,366.00	
JUNE	31	53	78	65		JUNE	13	14	28	19		JUNE	\$ 16,868,270.00	\$ 9,154,061.00	\$ 16,793,502.00	\$ 7,093,782.00	
1/2	165	185	320	275		1/2	184	214	188	70		1/2	\$ 71,277,610.00	\$ 51,340,157.00	\$ 72,127,012.00	\$ 28,143,896.00	
JULY	51	46	75	98		JULY	22	11	14	20		JULY	\$ 6,941,017.00	\$ 8,840,631.00	\$ 7,309,265.00	\$ 9,487,550.00	
AUG	30	44	84	73		AUG	35	13	54	16		AUG	\$ 6,525,277.00	\$ 5,840,926.00	\$ 21,775,622.00	\$ 10,666,184.00	
SEPT	32	56	42	46		SEPT	114	34	9	13		SEPT	\$ 16,889,530.00	\$ 15,857,373.00	\$ 8,310,011.00	\$ 9,329,968.00	
3/4	278	331	521	492		3/4	355	272	285	119		3/4	\$ 107,633,434.00	\$ 81,879,087.00	\$ 109,521,910.00	\$ 57,627,598.00	
OCT	40	42	46	58		OCT	7	11	14	5		OCT	\$ 5,052,395.00	\$ 6,142,210.00	\$ 7,760,234.00	\$ 3,237,830.00	
NOV	28	50	40	52		NOV	5	29	5	24		NOV	\$ 2,224,339.00	\$ 10,932,761.00	\$ 2,995,987.00	\$ 8,479,899.00	
DEC	15	14	28	27		DEC	1	5	10	11		DEC	\$ 1,309,125.00	\$ 1,084,000.00	\$ 6,262,100.00	\$ 3,815,580.00	
TOTAL	361	437	635	629	40	TOTAL	368	317	294	159	13	TOTAL	\$ 110,219,293.00	\$ 100,038,058.00	\$ 126,540,231.00	\$ 73,160,907.00	\$ 5,239,978.00

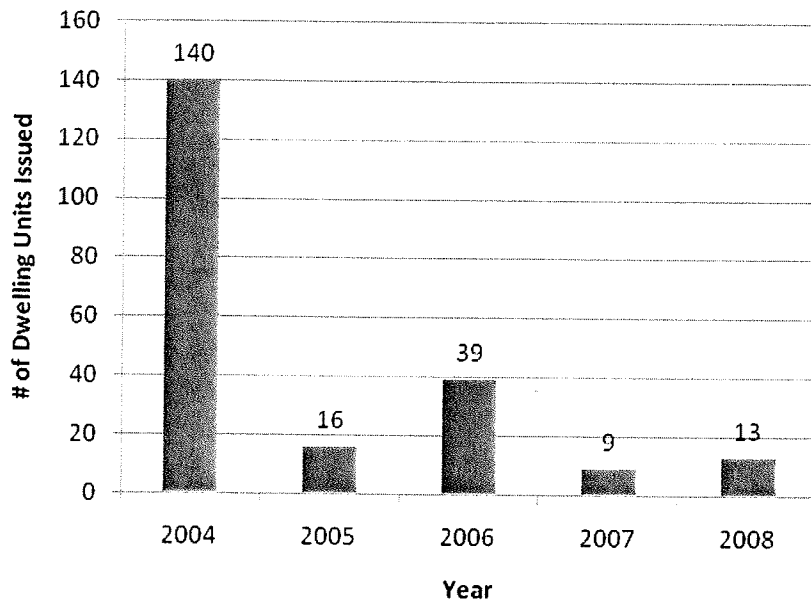
Permit Applications



Permits Issued - January - March



Dwelling Units Issued



Construction Value

