

STAFF REPORT: BUILDING & BY-LAW DEPARTMENT



REPORT TO: Finance & Admin. Committee
MEETING DATE: August 19, 2008
REPORT NO.: SRB.08.45
SUBJECT: Building Permit Statistics
PREPARED BY: D. Finbow, Chief Building Official

A. Recommendations

THAT Council receive Staff Report SRB.08.45 for information purposes.

B. Background

1. Building permit activity in the first seven months of 2008 reflects a general slowdown in construction with the number of permits issued down approximately 30% (373 v. 250) and the related value down approximately 12% (\$37.6 million v. \$33 million) from 2007.
2. The number of building permit applications received is also down by approximately 30%, 438 versus 304, from 2007.
3. Building permit revenue, \$228,958, year-to-date, continues to lag behind budget (2008 Budget = \$859,600).
4. The slowdown in activity is principally attributable to a decrease in resort/recreational accommodation and non-residential activity.
5. Compliance letter revenue, \$8,355, year-to-date, is on pace to meet budget (2008 Budget = \$10,000).
6. Revised projections to year-end are:
 - i. 500 applications
 - ii. 120 CRU's/Dwelling Units Issued
 - iii. \$55 million in construction value
 - iv. \$475,000 Permit Revenue
 - v. \$10,500 Compliance Letter Revenue

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.

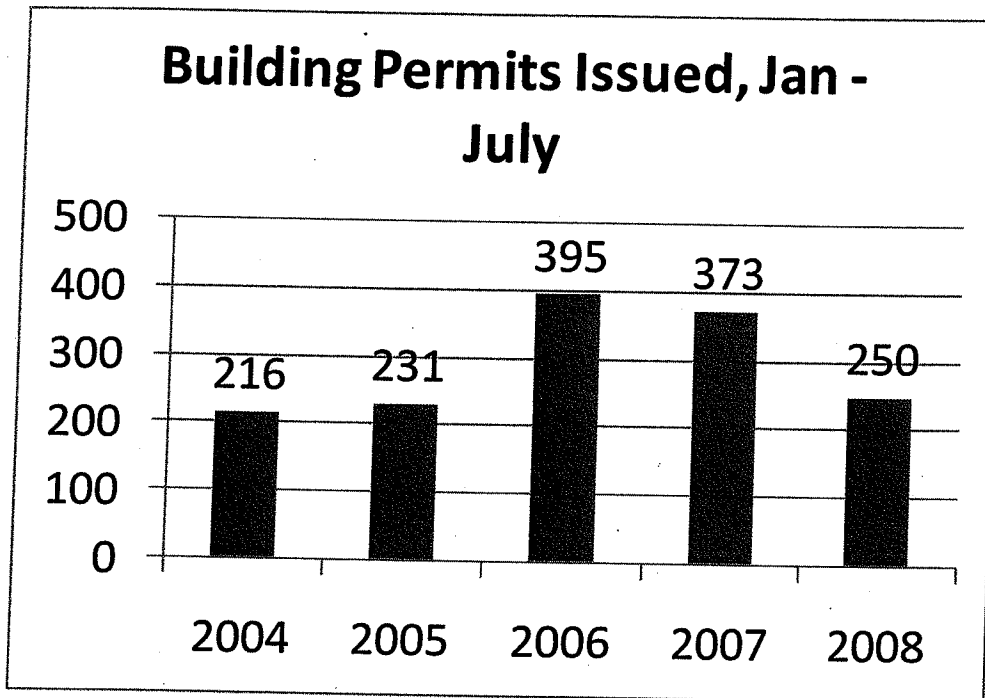
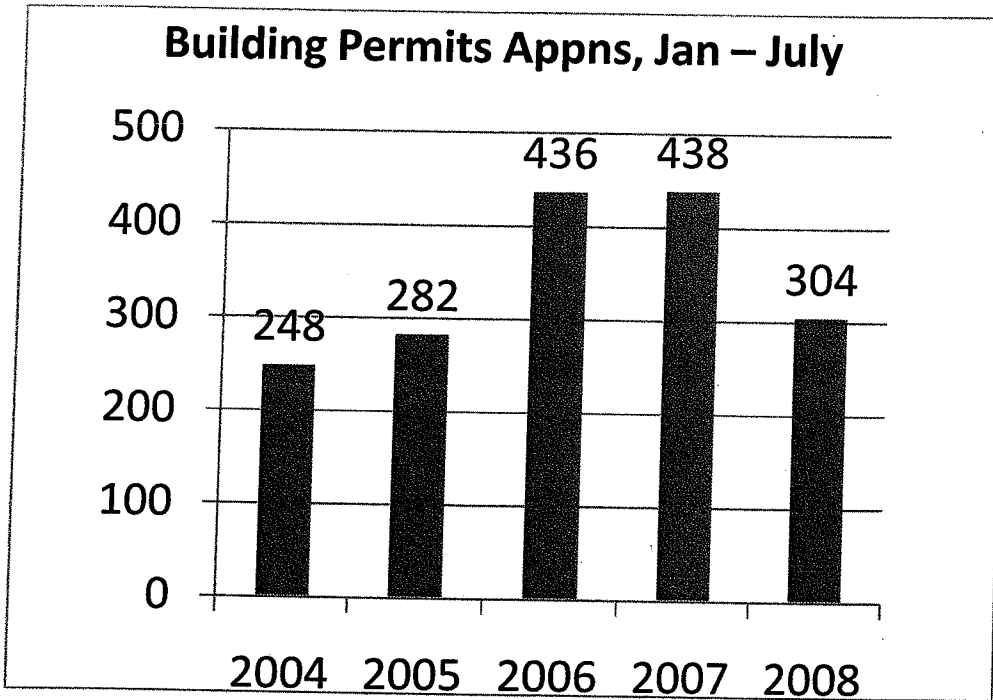
E. Addendums

- A. Building Permit Activity Charts
- B. Building Permit Activity Spreadsheet
- C. Building Permit Applications Activity Spreadsheet

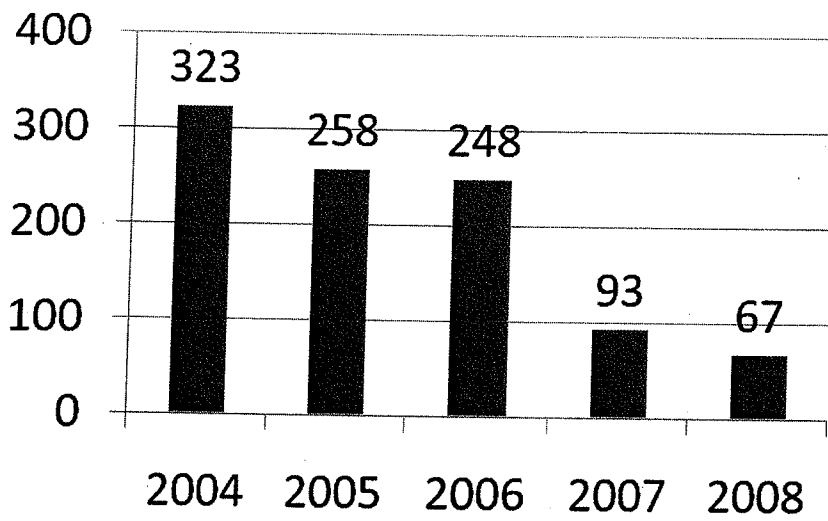
A handwritten signature in black ink, appearing to read "David Finbow".

David Finbow
Director, Building & By-law/CBO

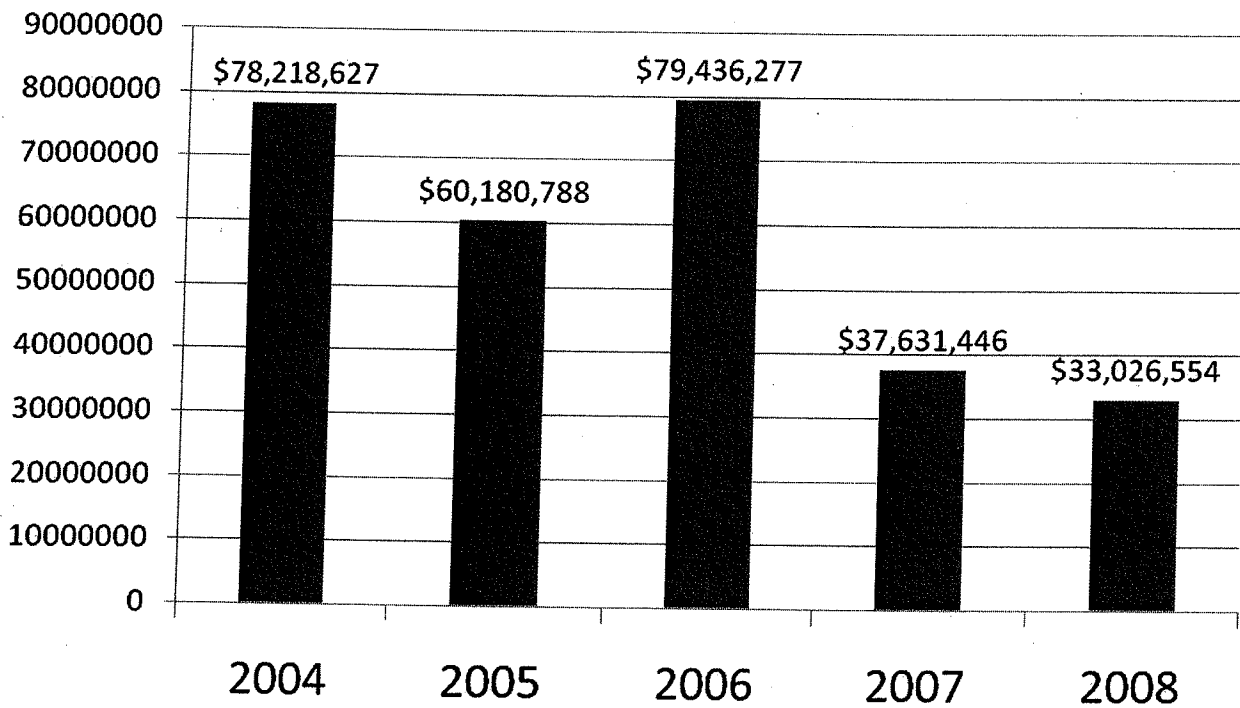
ADDENDUM "A"



Dwellings/CRU's Issued, Jan - July



Construction Value, Jan - July



TOWN OF THE BLUE MOUNTAINS - BUILDING PERMITS ISSUED ACTIVITY

PERMITS ISSUED		DWLG UNITS/CRU'S 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	\$ 4,556,113.00	\$ 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	27	APR	13	168	91	8	8	APR	\$ 5,553,743.00	\$ 27,580,920.00	\$ 28,090,202.00	\$ 3,290,770	\$ 7,071,500								
MAY	46	38	67	100	63	MAY	18	16	30	33	15	MAY	\$ 6,037,944.00	\$ 9,154,061.00	\$ 16,799,502.00	\$ 10,967,366.00	\$ 9,706,548.00								
JUNE	31	53	78	65	81	JUNE	13	14	28	19	13	JUNE	\$ 16,868,270.00	\$ 51,340,157.00	\$ 72,127,012.00	\$ 28,143,896.00	\$ 5,096,656.00								
1/2	165	185	320	275	211	1/2	184	214	188	70	49	1/2	\$ 71,277,610.00	\$ 8,840,631.00	\$ 7,309,265.00	\$ 9,487,550.00	\$ 21,874,504.00								
JULY	51	46	75	98	39	JULY	22	11	14	20	16	JULY	\$ 6,941,017.00	\$ 5,840,926.00	\$ 21,775,622.00	\$ 10,666,184.00	\$ 11,152,050.00								
AUG	30	44	84	73		AUG	35	13	54	17		AUG	\$ 6,525,277.00	\$ 15,857,373.00	\$ 8,310,011.00	\$ 9,329,968.00									
SEPT	32	56	42	46		SEPT	114	34	9	36		SEPT	\$ 16,889,530.00	\$ 81,879,087.00	\$ 109,521,910.00	\$ 57,627,598.00									
3/4	278	331	521	492		3/4	355	272	285	143		3/4	\$ 101,633,434.00	\$ 6,142,210.00	\$ 7,760,234.00	\$ 3,237,830.00									
OCT	40	42	46	58		OCT	7	11	14	5		OCT	\$ 5,052,395.00	\$ 10,932,761.00	\$ 2,995,987.00	\$ 8,479,899.00									
NOV	28	50	40	52		NOV	5	29	5	24		NOV	\$ 2,224,339.00	\$ 1,084,000.00	\$ 6,262,100.00	\$ 3,815,580.00									
DEC	15	14	28	27		DEC	1	5	10	11		DEC	\$ 1,309,125.00	\$ 100,038,058.00	\$ 126,540,231.00	\$ 73,740,907.00	\$ 33,026,554.00								
TOTAL	361	437	635	629	250	TOTAL	368	317	294	183	65	TOTAL	\$ 110,219,293.00	\$ 100,038,058.00	\$ 126,540,231.00	\$ 580,000.00	\$ 33,026,554.00								

TOWN OF THE BLUE MOUNTAINS - BUILDING PERMIT APPLICATIONS ACTIVITY

DWLG. UNITICRU'S - APP'NS

PERMIT APP'NS

MONTH	PERMIT APP'NS												PERMIT REVENUE												COMPLIANCE LETTER REVENUE											
	2004	2005	2006	2007	2008	2004	2005	2006	2007	2008	2004	2005	2006	2007	2008	2004	2005	2006	2007	2008	2004	2005	2006	2007	2008											
JAN	12	15	23	26	19	122	11	14	3	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A											
FEB	20	21	52	29	10	6	9	43	13	4	FEB	FEB	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A											
MAR	32	33	46	27	28	15	188	32	13	7	MAR	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A											
1/4	64	69	121	84	67	143	188	89	29	18	1/4	1/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A											
APR	46	53	79	91	69	13	19	51	17	17	APR	APR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A											
MAY	43	62	83	105	89	16	24	59	17	12	MAY	MAY	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A											
JUNE	71	82	78	81	64	147	49	28	15	12	JUNE	JUNE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A											
1/2	224	235	381	351	248	319	280	257	78	69	1/2	1/2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A											
JULY	24	48	75	77	56	4	8	21	15	8	JULY	JULY	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A											
AUG	44	76	78	66	56	5	44	43	10	6	AUG	AUG	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A											
SEPT	42	46	44	62	62	8	14	8	25	10	SEPT	SEPT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A											
3/4	334	403	558	555	384	337	316	289	128	128	3/4	3/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A											
OCT	38	42	51	32	34	7	19	18	13	13	OCT	OCT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A											
NOV	25	28	31	35	35	2	7	9	5	5	NOV	NOV	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A											
DEC	10	35	13	15	15	2	20	4	8	8	DEC	DEC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A											
TOTAL	407	508	655	638	304	348	362	328	154	67	TOTAL	TOTAL	\$ 655,000	\$ 840,228	\$ 846,291	\$ 462,102	\$ 14,000	\$ 14,000	\$ 14,180	\$ 9,776	\$ 14,000	\$ 14,000	\$ 14,180	\$ 9,776	\$ 7,285											