



Town of Collingwood

Planning & Building Department

Building & By-law Services

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MEMO

To: Council

From: Greg Miller, Chief Building Official

Subject: 2020 Third Quarter Building Permit Activity

Date: October 22, 2020

Permit activity during the third quarter of 2020 (2020 Q3): Building Services issued 214 building permits with a corresponding construction value of \$35.0 million compared to 220 building permits and \$131.1 million in construction value (includes the \$84 million Monaco Project) during the same period in 2019. Year to date to the end of 2020 Q3, the Division has issued 478 building permits with 201 of those being new detached, semi and rowhouse dwellings; compared to 710 permits and 317 new dwellings issued during the same period in 2019.

Permit revenue collected in 2020 Q3 was in the amount of \$251,267 and \$527,246.81 in total permit revenue year to date versus \$363,539 and \$814,897 during the same period in 2019. Removing the Monaco Project permit fee of \$210,000 collected in 2019 would be \$153,539 in revenue collected in 2019 Q3 and \$604,897 respectfully for comparison to 2020 year to date values.

Inspection activity for 2020 Q3: Building Services completed 1,152 inspections compared to 1,625 during the same period in 2019. Year to date to the end of 2020 Q3, 3,498 inspections were completed compared to 3,880 during the same period in 2019. The 12-month accumulated inspections completed to the end of 2020 Q3 are 4,878 compared to 4,985 inspections completed during the same period in 2019.

Dwellings starts during 2020 Q3 totaled 67 dwelling starts compared to 166 during the same period in 2019. The 12-month accumulated dwelling starts to the end of 2020 Q3 are 184 with a corresponding value of \$61.0 million compared to 383 dwelling starts and \$129.5 million accumulated over 12 months to end of 2019 Q3.

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Building Division Activity Summary Report: 2020 Third Quarter (Q3)

Building Permits Issued by Type

Permit Type	2020				2019				Year over Year Change (%)
	Q1	Q2	Q3	YTD	Q1	Q2	Q3	End of Q3	
Accessory Apartment Unit	6	5	3	13	4	2	10	16	-19
Accessory Building	3	4	11	18	0	1	10	11	64
Addition	3	4	9	16	9	4	8	21	-24
Alternative Solution	0	3	0	3	0	0	0	0	200
Backflow Device	33	8	8	49	49	41	32	122	-60
Building	0	6	2	8	3	2	9	14	-43
Deck	3	28	28	59	1	20	23	44	34
Demolition	3	3	6	12	8	6	7	24	-50
Designated Structure	0	3	0	3	0	1	2	3	0
Dwelling	28	28	103	159	78	168	71	317	-46
Finished Basement	20	9	7	36	10	17	3	30	20
Mechanical	0	1	0	1	1	0	1	1	0
Multi Residential Unit Bldg.	2	2	0	4	0	0	0	0	300
Plumbing	1	0	3	4	2	3	3	8	-50
Renovation	24	14	20	58	24	19	28	71	-18
Sewage System: New	3	2	4	9	1	3	3	7	29
Sewage System: Repair	0	0	2	2	0	0	0	0	100
Site Services	1	4	4	9	0	0	5	5	80
Tenant Fit-Out	7	5	1	13	1	1	1	3	333
Tent	0	3	1	4	2	4	4	12	-308
Total	137	132	212	481	196	294	220	710	-32

Building Division Activity Summary Report: 2020 Third Quarter (Q3)

Major Building Permits Issued

Builder/Developer	Project/Location	Description	Value
Eden Oak Homes	Indigo Estates - Plan 51M-1162	63 Dwellings	\$16.9 million
Devonleigh Homes	Summit View - Plan 51M-1170	26 Dwellings	\$7.1 million
Sunvale Homes	Indigo Estates - Plan 51M-1162	11 Dwellings	\$3.6 million
E3 Community Service	250 Peet St.	Interior Renovations	\$500,000
Simcoe County District School Board	6 Cameron St. (CCI School)	Interior renovation	\$250,000

Building Code Act Enforcement Summary

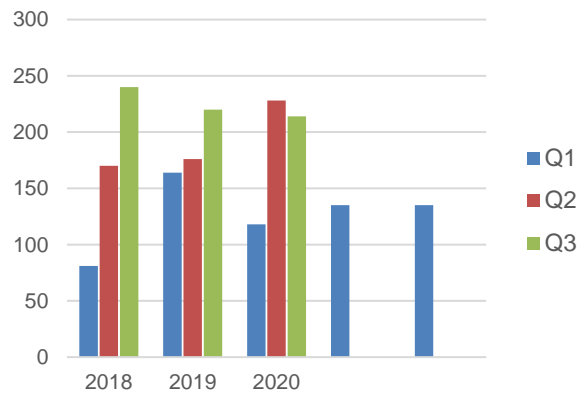
Type	2020				2019				Year over Year Change (%)
	Q1	Q2	Q3	YTD	Q1	Q2	Q3	End of Q3	
Construction: No Permit	3	23	11	37	4	14	15	33	12
Change of Use: No Permit	1	0	2	3	0	0	4	4	25
Building Code: General	0	5	12	17	5	3	6	14	21
Unsafe Building	1	0	1	2	1	0	0	1	100
BCA Orders Issued	1	5	3	9	1	2	1	4	125
BCA Charges Laid	0	0	11	11	0	0	0	0	100+
Total	6	33	40	79	11	19	26	56	41

Building Division Activity Summary Report: 2020 Third Quarter (Q3)

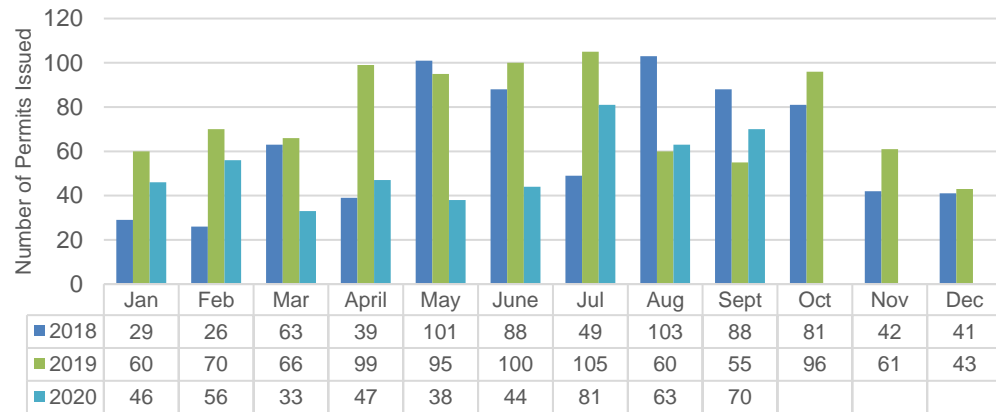
Building Division Activity Summary

Type	2020				2019				Year over Year Change (%)
	Q1	Q2	Q3	YTD	Q1	Q2	Q3	End of Q3	
Building Permits	137	132	214	483	196	294	220	710	-32
Building Code Act	7	27	26	60	11	17	26	54	11
Compliance Letters	33	23	33	89	23	37	41	101	-12
Fence Variances	0	1	1	2	0	2	0	2	0
Occupancy Permits Issued	43	60	24	127	27	41	31	99	28
Pool Enclosure Permits	1	2	13	16	1	3	4	8	62
Sign Permits	5	13	11	29	9	15	19	43	-33
Sign Variances	2	3	6	11	1	4	3	8	38
Total	241	283	326	850	268	410	344	1,025	-17

Building Permits Issued
Quarterly Summary 2018-2020 YTD



Building Permits Issued
Monthly Summary 2018-2020 TYD

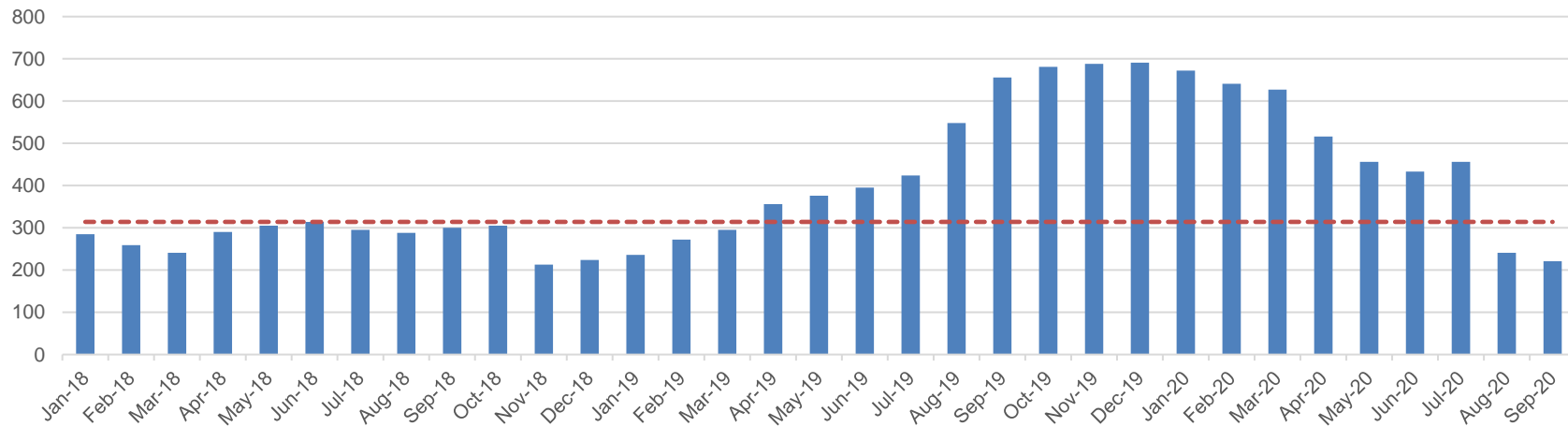


Building Division Activity Summary Report: 2020 Third Quarter (Q3)

Dwelling Permits Issued

Type	2020				2019				Year over Year Change (%)
	Q1	Q2	Q3	YTD	Q1	Q2	Q3	End of Q3	
Single Detached	15	19	67	101	63	98	36	197	- 49
Semi Detached	4	0	6	10	2	4	2	8	25
Apartment Conversion	6	5	5	16	4	2	10	16	0
Apartment - Condo	104	72	0	176	0	52	231	283	-38
Row Housing	27	14	49	90	13	66	33	112	- 20
Total	156	110	128	393	82	222	312	616	- 36

12 Month Accumulated Dwellings Issued
2018 - 2020 YTD

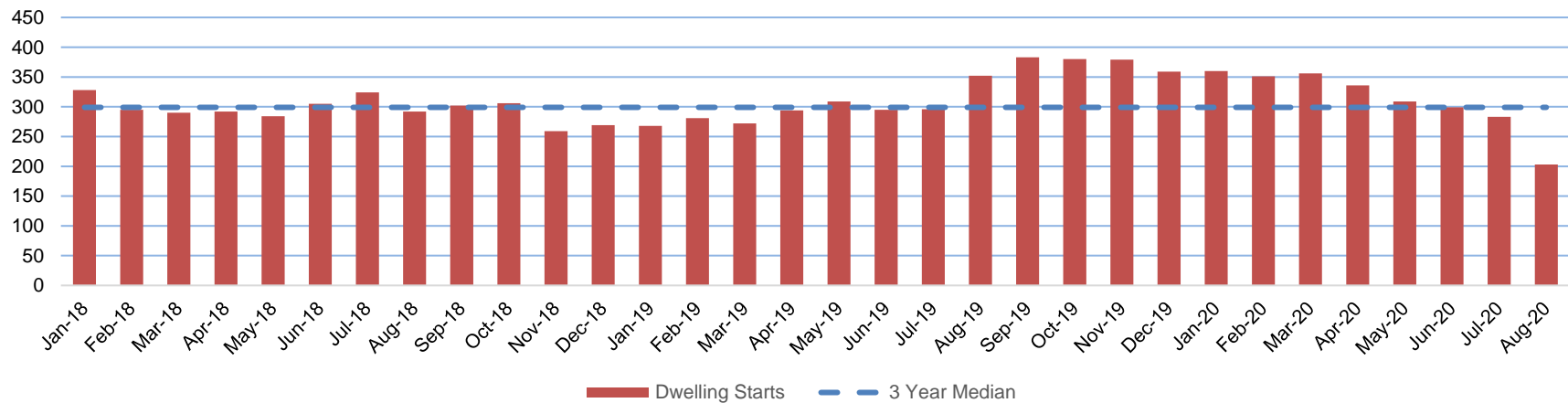


Building Division Activity Summary Report: 2020 Third Quarter (Q3)

Dwelling Starts

Type	2020				2019				Year over Year Change (%)
	Q1	Q2	Q3	YTD	Q1	Q2	Q3	End of Q3	
No. of Dwelling Starts	34	44	67	145	37	101	166	304	- 52
12 Mos. Accumulate Starts	356	299	145	184	272	295	383	383	- 52
Value of Dwelling Starts (\$mil)	\$9.9	\$19.0	\$19.0	\$47.9	\$13.8	\$38.3	\$58.3	\$110.5	- 57
12 Mos. Accumulated Value (\$million)	\$12.4	\$101.2	\$61.0	\$61.0	\$67.5	\$90.5	\$129.5	\$129.5	- 53

12 Month Accumulated Dwelling Starts
2018 - 2020 YTD

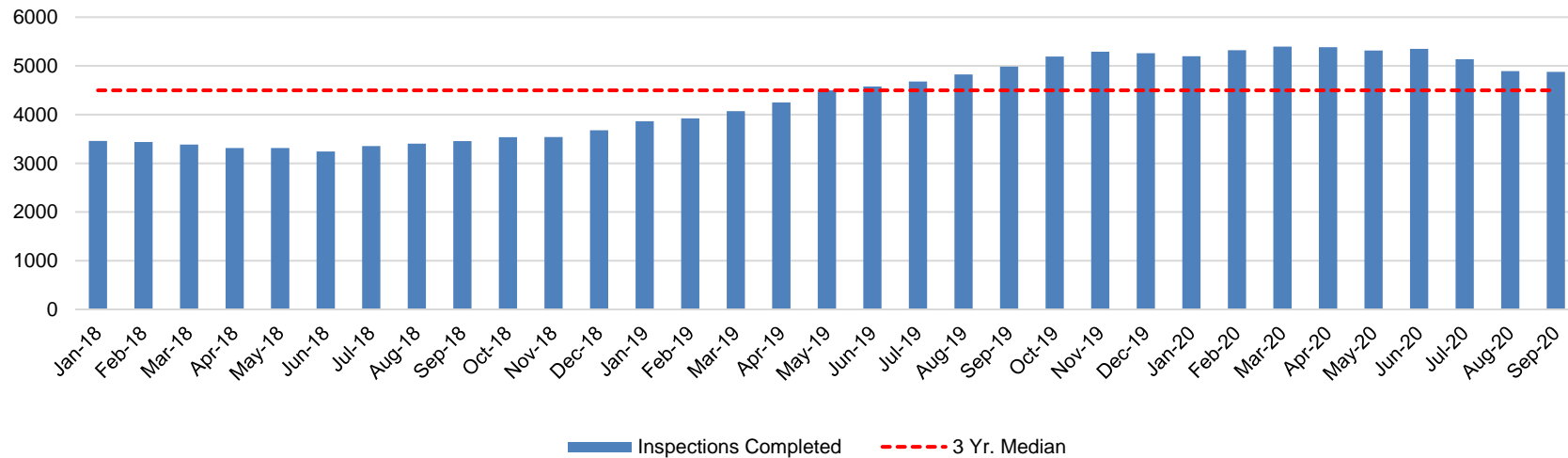


Building Division Activity Summary Report: 2020 Third Quarter (Q3)

Building Inspection Summary

Type	2020				2019				Year over Year Change (%)
	Q1	Q2	Q3	YTD	Q1	Q2	Q3	End of Q3	
No. of Inspections Completed	1,106	1,240	1,152	3,498	969	1,286	1,625	3,880	- 10
No. Completed Within 48 Hrs (%)	100	100	100	100	100	100	100	100	0
12 Mos. Accumulated Inspections	5,397	5,351	4,878	4,878	4,062	4,577	4,985	4,985	- 8

12 Month Accumulated Inspections Completed
2018-2020 YTD



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