

	Report Title	2019 Second Quarter Report Building, Planning & By-Law Services
	Report No.	DCS 19-21
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	Meeting Type	Council Meeting
	Council Date	AUGUST 12, 2019
	Attachments	Q2 Financial Summaries

RECOMMENDATION

THAT Council receives Report DCS 19-21 - 2019 Second Quarter Report Building, Planning & By-Law Services as information.

EXECUTIVE SUMMARY

This report contains information on activity volumes, trends over time, financials and updates on major initiatives. The statistics provided are inclusive from **January 1, 2019 to June 30, 2019.**

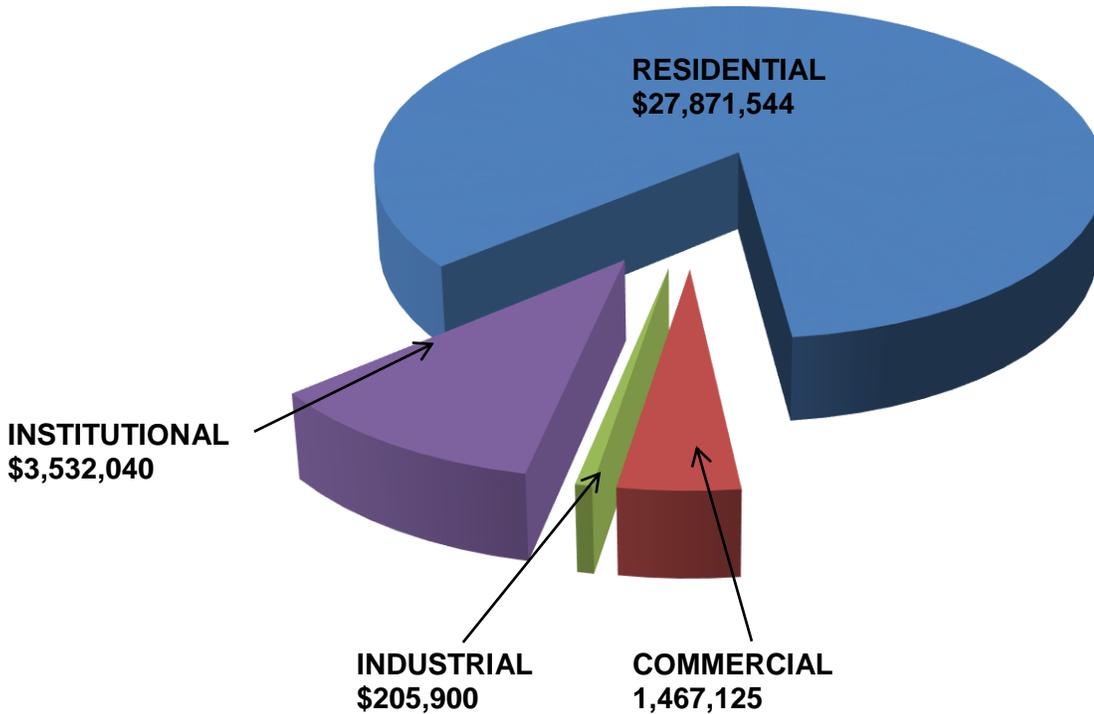
BUILDING SERVICES

Tillsonburg has continued to witness strong activity in construction in terms of total value of construction although the total number of permits issued has decreased slightly. The residential housing market has continued to be the main contributor of these statistics. The commercial sector leveled back off while the industrial and institutional sectors remained fairly consistent compared to previous years. These activities are noted in the tables below.

2019 – Building Permit Activity Overview – (Jan 1/19 – June 30/19 inclusive)

Total Permits Issued	204
Total Construction Value	\$33,076,609
Total Permit Revenue	\$355,178

VALUE OF CONSTRUCTION COMPARISON



Value of Construction Comparisons – Jan 1, 2019 – June 30, 2019

TYPE	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Residential (Value)	6,169,114	7,854,086	7,614,660	10,673,174	12,416,246	17,441,481	27,871,544
Commercial (Value)	565,057	693,799	154,300	1,615,705	1,205,305	6,245,180	1,467,125
Industrial (Value)	2,146,100	1,052,500	92,600	92,000	488,254	708,702	205,900
Institutional (Value)	791,175	4,393,400	1,362,173	13,114	4,000	2,336,665	3,532,040
TOTAL	9,671,446	13,993,785	9,223,733	12,393,993	14,113,805	26,732,028	33,076,609

Number of Permits Issued - Jan 1, 2019 – June 30, 2019

TYPE	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Single Detached Dwellings	26	38	27	50	48	50	30
Total Dwelling Units	29	41	50	50	52	78	110
Total All Permits	162	185	155	202	239	239	204

Residential Development - Jan 1, 2019 – June 30, 2019

DEVELOPER	NUMBER OF SINGLE DETACHED DWELLINGS
Hayhoe Homes	12
Wagler Homes	1
Bamford Homes – South Ridge Heights	1
Oxford Builders – Annandale Phase 7	2
Trevalli Homes Ltd – William Street	1
Gentrac Homes	0
Riviera Homes	8
Dalm Construction	2
Misc.	1
Private	2

Inspection Activity Comparisons - Jan 1, 2019 – June 30, 2019

Output Measures/Activity	2014	2015	2016	2017	2018	2019
Building Inspections Completed	703	741	871	1022	988	843

Major Construction/Development Projects:

- 360 Quarter Town Line – new townhouse condo complex
- 253 Broadway – new commercial/residential apartments
- 136 Concession St E- new 5 story/49 unit apartment building
- 3 John Pound- new 4 story/33 unit apartment building
- 83 Rolph Street - Public School conversion to apartments
- Andrews Crossing Subdivision- Phase 1 & 2
- Sandy Court Subdivision

Building Financial Impact

Financial records indicate that the Building sector has a surplus of \$179,150 ending Q2. The ongoing permit activity is a direct result of the increased revenue found in the attached financial summary to this report. The forecast at this time for year end is to be under budget.

PLANNING SERVICES

2019 – Planning Activity - Jan 1, 2019 – June 30, 2019

Output Measures/Activity	2014	2015	2016	2017	2018	2019
Minor Variance Applications	1	5	7	6	13	7
Zone Change Application	2	4	4	8	4	7
Site Plan Formal Consultations	2	2	2	3	0	2
Site Plan Approvals	4	3	2	2	5	6
Site Plan Applications (in progress)	3	6	7	3	9	4
Subdivision Agreements	0	2	2	2	0	2
Pre-Servicing Agreements	0	0	0	0	3	1

Site Plan Applications (in progress)

- 17 Wren Court – Town House Apartments
- 183 Tillson Avenue – Existing Site
- 671 Broadway- Glassford's
- 540 Broadway- Burger King
- 18 Harvest Ave- First Baptist Church

BY-LAW SERVICES

All records were not available for analysis and the records that were available are provided in the table below. Parking tickets issued are up slightly from previous years and overall animal tags issued are down slightly.

2019 – By-Law Activity - Jan 1, 2019 – June 30, 2019

Output Measures– Quantity		2014	2015	2016	2017	2018	2019
Parking Tickets Issued		240	337	573	394	366	382
Animal Tags Issued	Cats	886	845	1121	948	848	1129
	Dogs	1686	1815	1842	1973	2254	1909
Enforcement – Complaints and Occurrences	Parking, Noise, Garbage, Taxi	96	103	62	86	90	-
	Property Stds, Zoning, Clean Yard, Sign, Fence, etc.	116	113	143	152	137	-
	Animal Control	196	184	179	160	139	-

By-Law Services has a vacant By-Law/Property Standards Officer position and is currently in the recruiting process. Due to the 50% reduction in By-Law staffing it is expected that a response for by-law service will be delayed until the position has been filled and the new recruit has completed orientation and training.

By-Law Financial Impact

Financial records indicate that the Protection/By-Law sector is slightly over budget \$78 ending Q2. The forecast at this time for year end is to be on budget. A copy of the financial summary has been attached to this report.

DEPARTMENTAL TASKS/BUSINESS OBJECTIVES

Objective	Target	Project Status
Implement Amanda Building Permitting Software Solution	Q2 Q3	Completed
Communicate Building Code Amendments	Ongoing	In Progress
Develop Post-Disaster Event Protocol/Procedures	Q4	Not Started
By-Law Reviews - Noise	Q4	Completed
By-Law Reviews – Animal Control, Traffic	Q4	Not Started
Camera Installation at Library Lane – Monitor Alley Dumping	Q2 Q3	In Progress
Central Area Design Study – Vehicular/Pedestrian Movement Reconfiguration – Town Centre Mall Rear Entrance Proposal	Q3	In Progress
Central Area Design Study – Public Objectives – Alley Connecting Walkways Proposal	Q3	In Progress

Central Area Design Study – Façade Improvement Program	Q4	In Progress
Review Planning Process & Procedures	Q1	Completed
Zoning By-Law Review & Housekeeping Amendments	Q1 Q4	In Progress
Review Site Plan Approval By-Law & Process	Q1	Completed