



Subject: 2023 First Quarter Building, Planning & By-Law Services Results

Report Number: OPD 23-25

Department: Operations and Development Department

Submitted by: Geno Vanhaelewyn, Chief Building Official

Meeting Type: Council Meeting

Meeting Date: Monday, June 26, 2023

RECOMMENDATION

Report recommendation contained within the omnibus motion for all Department results reports.

BACKGROUND

This report contains information on activity volumes, trends over time, financials and updates on major initiatives. The statistics provided are inclusive from January 1, 2023 to March 31, 2023.

DISCUSSION

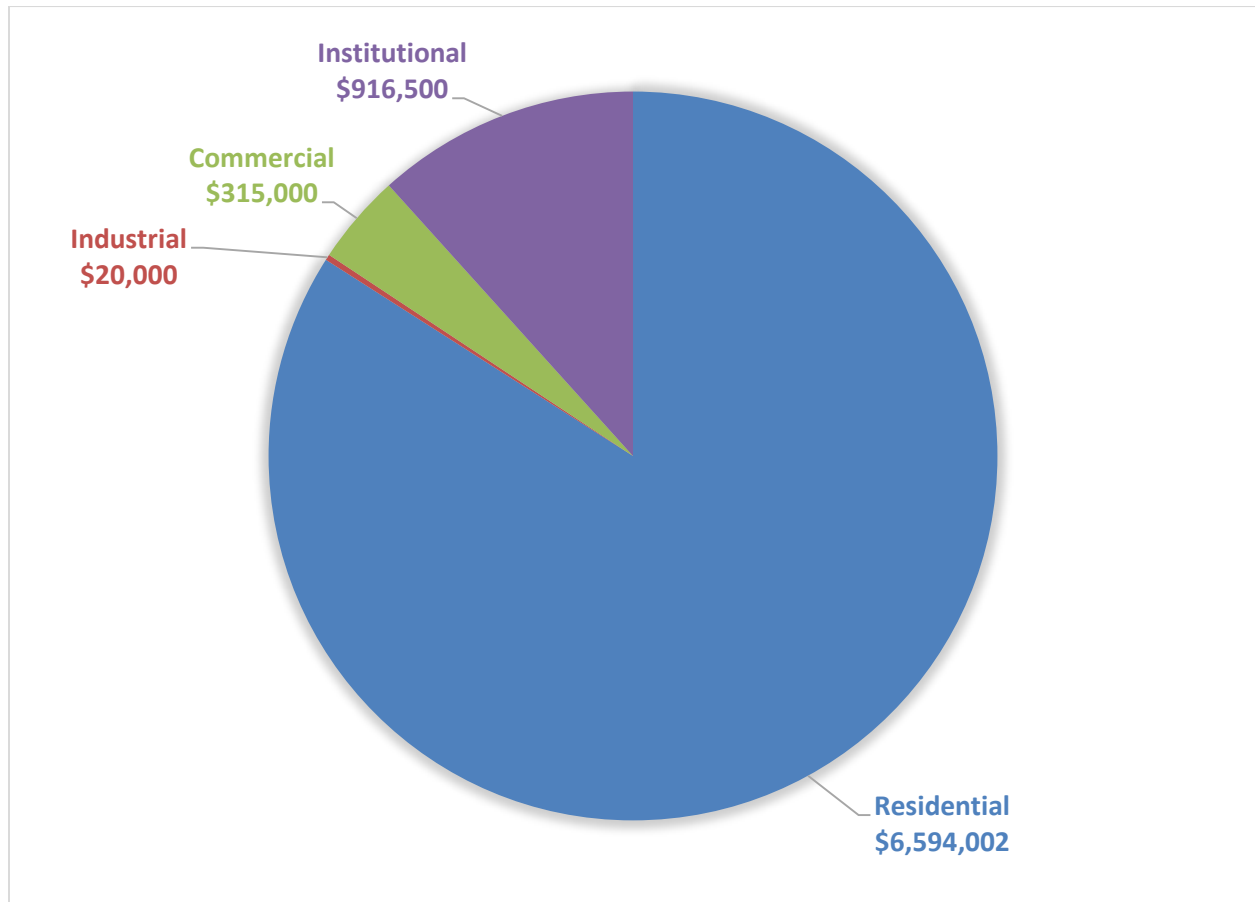
BUILDING SERVICES

Construction activity in the Town of Tillsonburg has decreased in terms of overall permits issued and the total value of construction for the first quarter. A decrease in all sectors was experienced with the exception of industrial. These statistics are noted in the tables that follow.

2023 – Building Permit Activity Overview – Q1 ending (Jan 1/23 – Mar 31/23)

Total Permits Issued	80
Total Construction Value	\$ 7,845,502
Total Permit Revenue	\$ 62,109

Value of Construction by Sector (Jan 1/23 – Mar 31/23)



Value of Construction Comparisons (Jan 1/23 – Mar 31/23)

TYPE	2018	2019	2020	2021	2022	2023
Residential (Value)	7,550,226	5,089,508	15,574,762	24,397,902	16,033,472	6,594,002
Commercial (Value)	1,143,580	303,200	976,510	679,230	322,813	315,000
Industrial (Value)	165,000	156,300	2,702,800	358,000	5,609,000	20,000
Institutional (Value)	36,000	1,506,500	50,300	35,000	25,000	916,500
TOTAL	8,894,806	7,055,508	19,304,372	25,470,132	21,990,285	7,845,502

Number of Permits Issued (Jan 1/23 – Mar 31/23)

TYPE	2018	2019	2020	2021	2022	2023
Single Detached Dwellings	22	11	27	34	19	5
Townhouse Dwellings	-	-	-	-	26	8
Total Dwelling Units	12	21	31	84	53	15
Total All Permits	81	54	92	132	107	80

Residential Development

DEVELOPER	NUMBER OF SINGLE DETACHED & TOWNHOUSE DWELLINGS
Performance Communities Inc – Hayhoe Homes	10
Trevalli Homes Limited	1
Miscellaneous	4

Inspection Activity Comparisons (Jan 1/23 – Mar 31/23)

Output Measures/Activity	2018	2019	2020	2021	2022	2023
Building Inspections Completed	256	299	346	583	659	793

Major Construction/Development Projects:

- 62 First - 5 storey/49 unit apartment building
- 301 Rokeby – Armtec – new industrial (3 buildings)
- 98 King – 5 storey/49 unit apartment building
- 195 Lisgar – apartment building fire renovation
- 51 Broadway – change of use - residential apartments
- 31 Victoria – Tillsonburg Non-Profit Housing – alteration/addition – 18 unit apartment building
- 19 Van St – Sewage Treatment Plant upgrades
- 16 Ross – Waterpark building renovation
- 45 Hardy Ave – Community Centre alterations/addition

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- Northcrest Estates Subdivision - PH 2 - Hayhoe Homes
- Oak Park Subdivision – PH 2 Sycamore Drive
- 361 Quarter Town Line – 360 West Development – towns & stacked condos

Building Financial Impact

Financial records indicate that the Building sector has a deficit of \$47,559 at the end of Q1. The decrease in activity and project value of construction is a direct result of the decrease in revenue found in the financial records. The forecast for year end is to be on budget by drawing from the Building Permit Reserves.

PLANNING SERVICES

2023 Planning activity has continued to remain very active particularly with increased activity in site plan formal consultations and site plan approvals.

Planning Activity (Jan 1/23 – Mar 31/23)

Output Measures/Activity	2018	2019	2020	2021	2022	2023
Minor Variance Applications	5	2	4	8	6	0
Zone Change Application	3	6	3	5	3	1
Site Plan Formal Consultations	2	1	0	1	4	5
Site Plan Approvals	1	5	1	1	5	2
Site Plan Applications (in progress)	9	5	5	8	4	7
Subdivision Agreements	0	2	2	2	1	0
Pre-Servicing Agreements			2	0	1	2
Plans of Subdivision				1	1	0
Severances				4	2	1

Site Plan Applications (in progress)

- 20 Vance
- 133 North E
- 671 Broadway
- 55 Broadway

BY-LAW SERVICES

Records indicate that by-law and property standard enforcement activities and occurrences are up slightly from the previous year. An increase in parking tickets issued was expected compared to previous years during COVID-19. These activities are noted in the table below.

By-Law Activity (Jan 1/23 – Mar 31/23)

Output Measures– Quantity		2018	2019	2020	2021	2022	2023
Parking Tickets Issued		179	266	358	128	111	309
Dog Licenses Issued		1855	960	1440	1851	1616	1842
Enforcement – Complaints and Occurrences	Parking, Noise, Garbage, Taxi	32	-	-	59	35	92
	Property Stds, Zoning, Clean Yard, Sign, Fence, etc.	52	-	-	42	66	59
	Animal Control	48			61	42	46

By-Law Financial Impact

Financial records indicate that the By-Law sector has a surplus of \$24,171 at the end of Q1. The forecast for year end is to be on budget. A copy of the financial summary has been attached to this report.

DEPARTMENTAL TASKS/BUSINESS OBJECTIVES

2023 Business Plan Objectives

Objective	Target	Project Status
Review and implement CloudPermit customer payment integration (carry over)	Q2-Q4 2022 Q2	In Progress
Review CloudPermit functions and implement customization for increased customer usability and service	Q4	Start in Q2

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Inspector Training/Consistency & Policy Review Program	Q4	In Progress
Host Annual Builder/Developer Information Forum	Q1	Completed
Host Backyard Project Permit Night	Q1	Completed
2023 Building Code Amendments – Notify/educate designers, contractor and general public	Q1	Completed
By-Law Implementation & Reviews – Clean Yard/Property Standards (completed) Right of Way By-Law (new - in progress), Parks By-Law (new – in progress)	Q4	In Progress
Increase By-Law presence via patrol of trails and parks to educate/enforce	Q4	Start in Q2
Central Area Design Study – Façade Improvement Program	Q4	In Progress
Implement Planning Application Web Portal & Digital Service Delivery – County (carry over from 2022)	Q4 2022 Q4	In Progress
Review 2022 Planning Study Recommendations	Q3	In Progress
Review provincial legislation related to Bill 23, More Homes Built Faster Act & implement necessary planning amendments, Ontario Building Code amendments & provide stakeholder education	Q4	In Progress

CONSULTATION

N/A

FINANCIAL IMPACT/FUNDING SOURCE

See attached financials.

CORPORATE GOALS

How does this report support the corporate goals identified in the Community Strategic Plan?

- ☐ Lifestyle and amenities
- ☒ Customer service, communication and engagement
- ☐ Business attraction, retention and expansion
- ☐ Community growth
- ☐ Connectivity and transportation
- ☐ Not Applicable

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Does this report relate to a specific strategic direction or project identified in the Community Strategic Plan? Please indicate section number and/or any priority projects identified in the plan.

Goal – The Town of Tillsonburg will strive for excellence and accountability in government, providing effective and efficient services, information, and opportunities to shape municipal initiatives.

Strategic Direction – Develop a communications strategy to increase awareness of Council decisions and municipal programs, projects and services.

Priority Project – N/A

ATTACHMENTS

- 2023 Q1 Budget vs Actuals – Building
- 2023 Q1 Budget vs Actuals - Protection