

2016 Construction Activity Annual Report

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2016 Construction Activity Annual Report

The following is the 2016 year-end summary report for Building Permits (BP) and overall construction activity that took place in Burlington during the past calendar year.

Construction activity in Burlington for 2016 dipped modestly for both the number of building permit applications received and issued. On the application side, there were 1807 BP applications, compared with the 5 year average of 1989 applications. On the issuance side, 1719 permits were issued compared to the five-year average of 1938.

Construction value for BP applications received for 2016 remained strong at \$528M. The value for building permits issued was \$432M which represents a significant decrease over 2015 (\$539M), mainly attributed to reduction in the institutional/government sector in 2016 but in line with the five year average for building permits issued at \$404M (2012-2016). The combined residential housing construction sector witnessed a significant increase in construction value for BP applications received in 2016, due in large part to a significant increase in the number of apartment/condominium applications.

The attached tables and charts show comparative construction activity data over a period of three to five years. It is important to look at the numbers in that context in order to allow for change in mix of projects, fluctuations, delays and corrections that take place year over year, particularly in today's market economy.

Construction Value for BP Applications Received:

- Overall construction value for building permit applications received in 2016 was \$528,408,787 which is slightly more when compared to 2015.
- Applications for permits in the residential sector witnessed an overall increase of close to 90% in construction value. The increase was mainly in construction of new apartments/condominiums and renovations/additions to existing dwellings.
- The construction value and number of permit applications for both single detached homes and townhouses remained virtually unchanged from 2015 in these categories.
- The residential construction value represents 56% of the total construction value.
- On the non-residential side, the construction value of industrial, commercial and institutional/government (ICI) applications was \$229,756,257, which is in line with the 5 year average (2012 to 2016) construction value of \$229,988,037.
- The commercial sector showed a notable 57% increase in construction value over 2015 (\$83,017,080 vs. \$53,510,471) while the industrial sector had a more modest 9% increase (\$36,285,650 vs. \$33,025,400).

There was a diversity of construction activity in both the residential and ICI sectors, a result of increasing intensification and infill developments.

Top 10 Projects in 2016:

- The following is a list of the top 10 building permits issued in 2016 for projects over five million dollars (\$5,000,000) in construction value:

Project Description	Address	Estimated Construction Value
New Horizon (Bridgewater) Inc. 22 Storey Condominium, 6 Storey Condominium, and 7 Storey Hotel; all with Underground Parking	2060 Lakeshore Rd.	\$110 M
ADI Developments (Link) Inc. 6 Storey Condominiums with Underground Parking	5230 Dundas St.	\$30 M
ADI Developments (Link) Inc. 6 Storey Condominiums with Underground Parking	5240 Dundas St.	\$30 M
Maranatha Gardens, Residence & Senior Care 6 Storey Senior's Apartment Building with 2 Levels of Underground Parking	3290 New St.	\$23.5 M
Riocan Holdings Inc. 2 Storey Recreational Facility	2036 Appleby Line	\$18.3 M
1703858 Ontario Inc. 4 Storey Residential Care Facility	2170 Ghent Ave.	\$13 M
Halton Regional Municipality Pumping Station and Reservoir	1326 Dundas St.	\$12.7 M
Joseph Brant Hospital and Museum Interior Renovations to New Lobby Area	1230 North Shore Blvd. E	\$9 M
Embee Properties Ltd. New Shell Building	3091 Appleby Line	\$8.6 M
Joseph Brant Hospital and Museum Interior Renovations to Second Level of Hospital	1230 North Shore Blvd. E	\$5 M

2017 Forecast:

Looking forward, it is anticipated that 2017 will continue to show modest growth in construction activity and associated construction value for building permits. A good mix of projects is forecast in all categories (apartment/condominiums, industrial, commercial and institutional).

Building permit applications for renovations, redevelopment and additions are expected to continue to grow across the board moving forward. On the residential front, the City of Burlington is expected to see a number of townhouses projects as a result of infill developments and intensification.

Infill development generally presents more challenges than new development due to more complex building designs and site challenges. The building/planning process for these projects typically requires two to three years from start to completion with a commensurate increase in staff time and effort.

Submission of building permit applications for the last remaining pocket of greenfield development in Alton Village is expected to continue in 2017.

Anticipated Projects in 2017:

- Some of the anticipated building permit applications for key developments/projects expected to be received in 2017 include:

Project Description	Address	Estimated Construction Value
ADI Developments Inc. Townhome and Apartment Development	101 Masonry Crt.	\$62 M
Cherish Homes. 4 Storey Residential with Ground Floor Commercial	730/760 Brant St.	\$25 M
Ingenuity Development Inc. Single Storey Flex Office	1213 International Blvd.	\$21 M
Norjohn Business Park. 2 Multi Tenant Industrial Flex Office Buildings	1107 Clay Ave.	\$16 M
Starlight Investments Ltd. 4 Stacked townhomes	2051 Prospect St.	\$14 M
Hopewell Developments. 2 – 1 Storey Office Buildings	3455 North Service Rd.	\$12 M
1215 Appleby Line Holdings. 6 Storey Hotel and Quick Service	1215 Appleby Line	\$12 M
Crawmet Investment Corporation. Warehouse Addition and Renovation	1091 Heritage Rd.	\$6 M

The above list shows a good variety of projects ranging from residential, commercial retail, office buildings and mixed use projects. This diversification in project types and construction activity is in-line with the strategic plan direction of A City that Grows (*Burlington’s Strategic Plan, 2015-2040*). The diversification of projects also ensures long-term sustainable development, healthy construction activity and growth for the local economy.

Prepared by:

*Nick Anastasopoulos, P. Eng.
Chief Building Official
Planning and Building Department
City of Burlington
905-335-7600 x7619*

Building Permit Applications

Permit Applications
 Estimated Construction

	2014	2015	2016
Industrial	63 \$52,320,600	52 \$33,025,400	46 \$36,285,650
Commercial	194 \$48,750,600	258 \$53,510,471	240 \$83,017,080
Institutional / Government**	38 \$26,014,000	49 \$241,174,126	64 \$96,066,200
Other*	988 \$13,584,651	675 \$13,704,629	555 \$14,387,327
Non-Residential Sub-Total	1,283 \$140,669,851	1,034 \$341,414,626	905 \$229,756,257
Apartments**	44 \$321,236,550	39 \$75,312,148	56 \$191,910,635
Single Detached Dwellings (SD)	115 \$59,987,112	82 \$47,816,067	84 \$51,534,981
Semi-Detached	2 \$6,500	6 \$1,280,000	0 \$0
Townhouses**	53 \$26,324,656	12 \$3,542,000	13 \$3,879,860
Accessory Structures & Others****	625 \$25,109,241	687 \$31,603,914	749 \$51,327,055
Residential Sub-Total	839 \$432,664,059	826 \$159,554,129	902 \$298,652,530
Grand Total	2,122 \$573,333,910	1,860 \$500,968,755	1,807 \$528,408,787

\$

Units Created

Dwelling Units Created

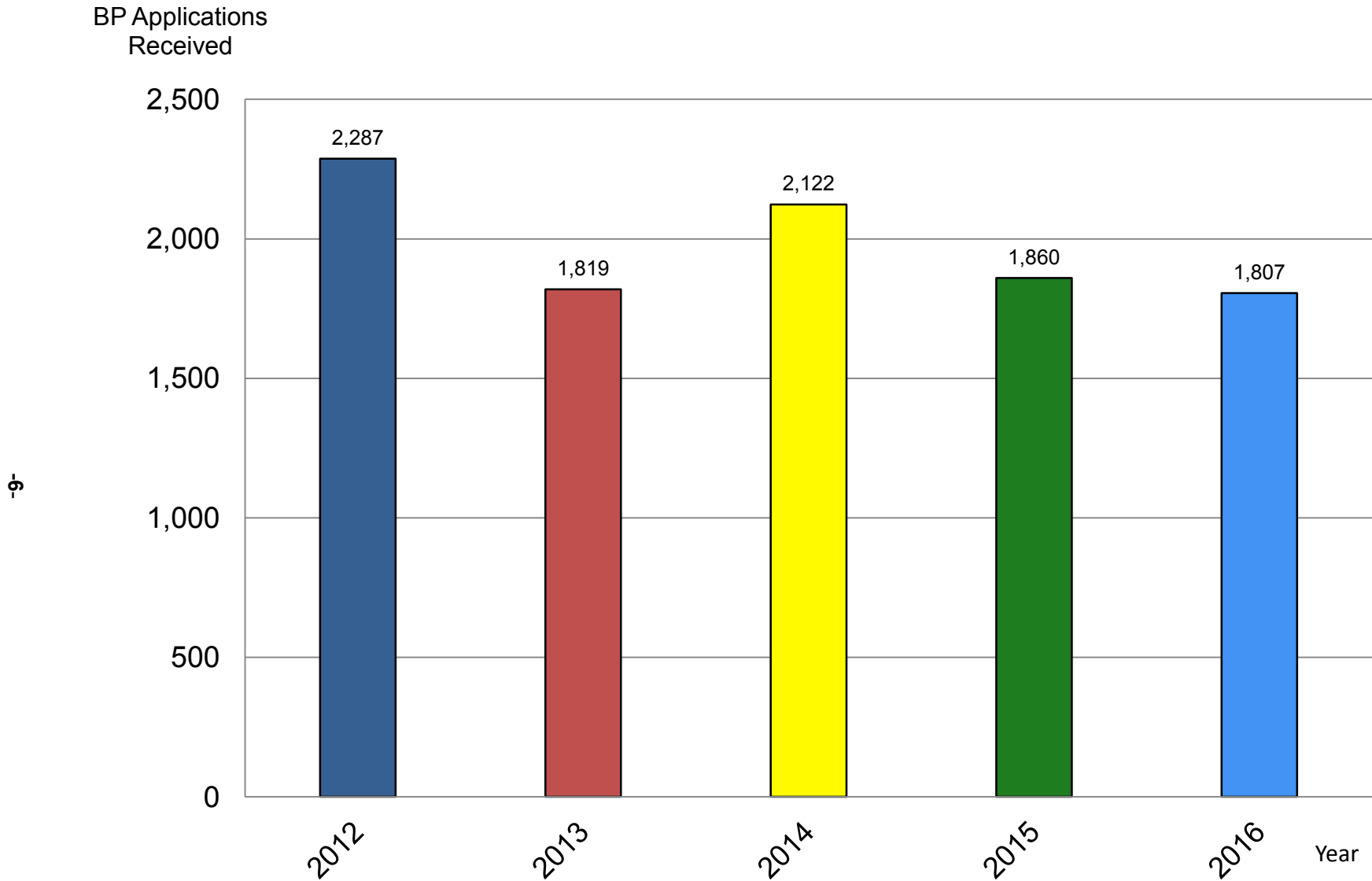
Institutional / Government	60	0	52
Apartments	873	443	742
Single Detached Dwellings (SD)	108	77	74
Semi-Detached	0	4	0
Townhouses	112	16	26
Accessory Structures & Others	0	7	9
Total Units Created	1,153	547	903

* Agricultural, designated structures, site service, plumbing, heating, sign, tent and stage permits.

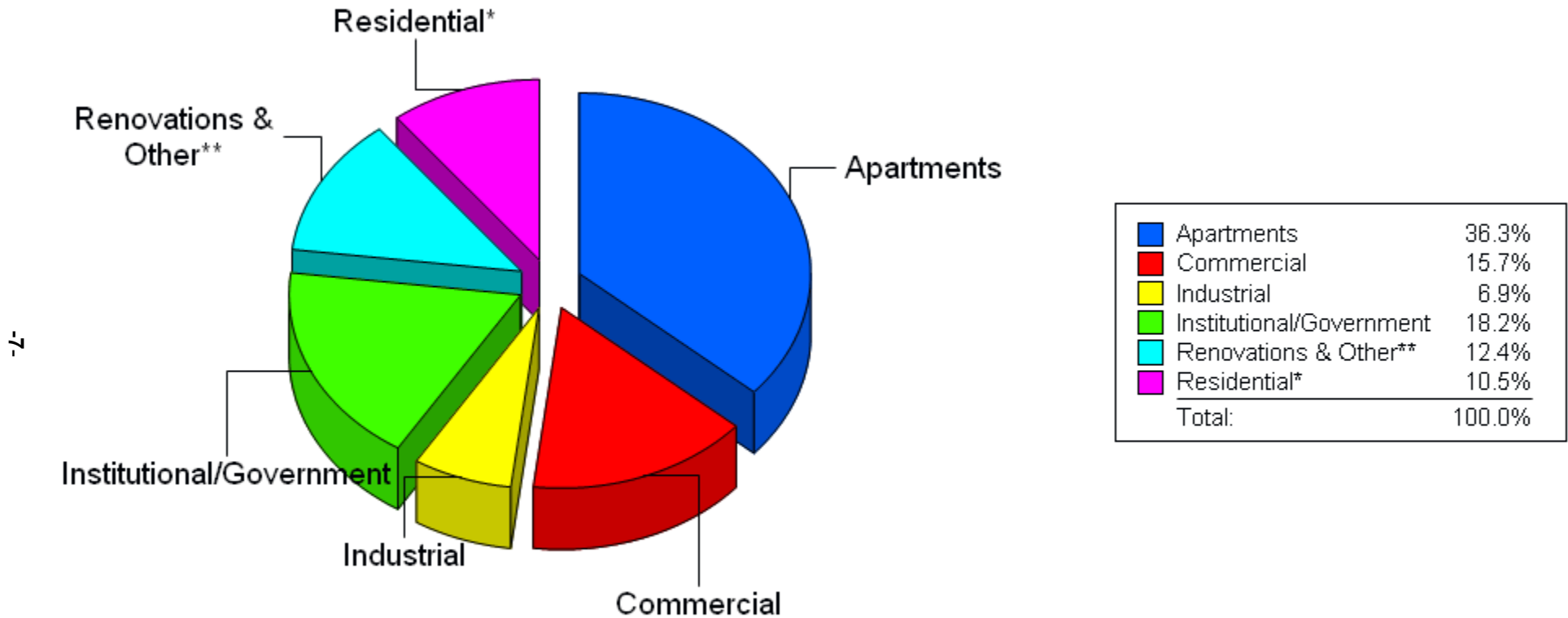
** Apartment, Care & Treatment Facilities and Condominium Properties will have multiple dwelling units created per permit application.

**** Residential single detached home additions, renovations, repairs, accessory buildings, accessory dwelling units, garages and decks.

Total Number of BP Applications 2012 - 2016

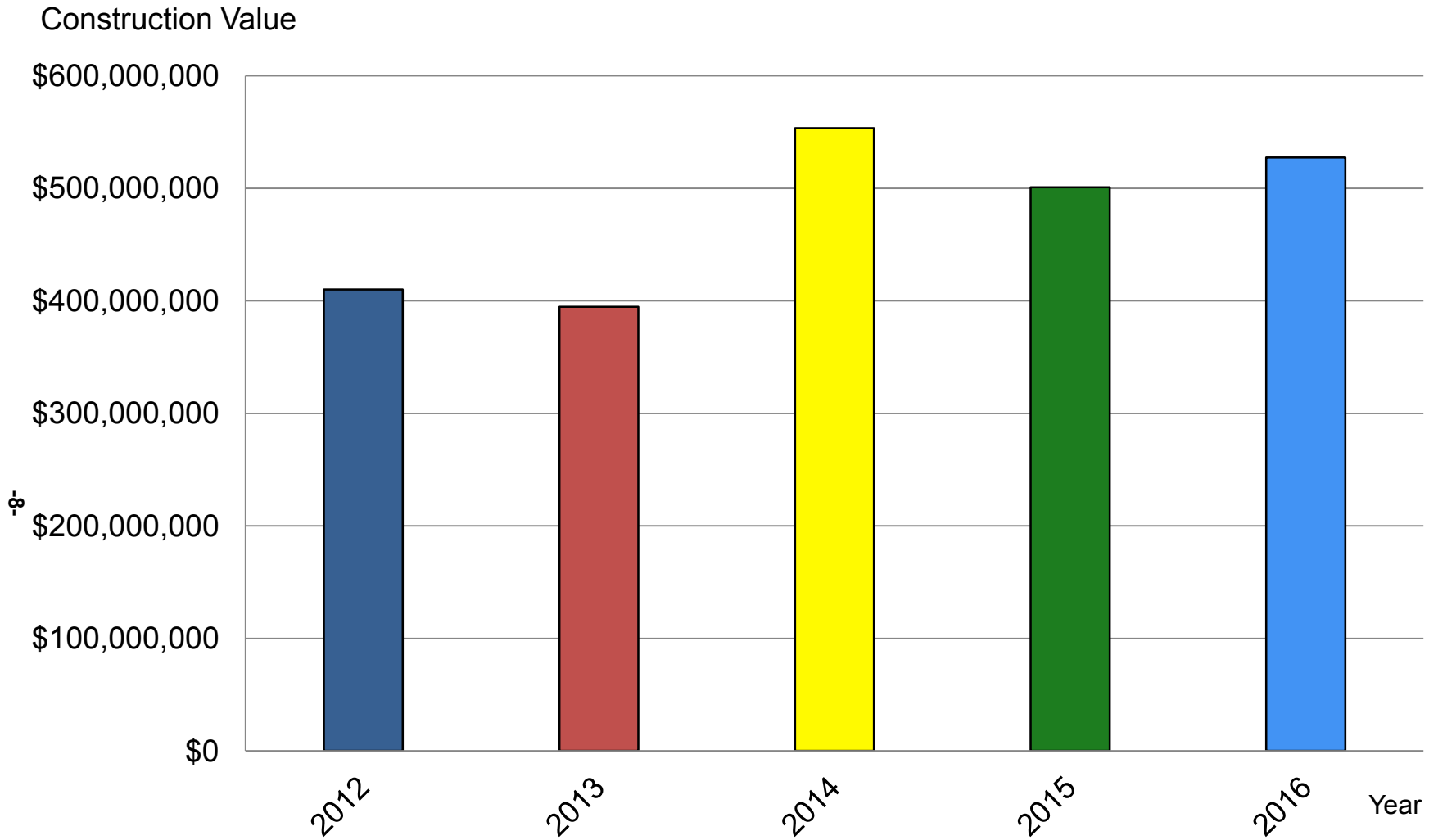


Sector Breakdown of Construction - 2016 (Permit Applications)

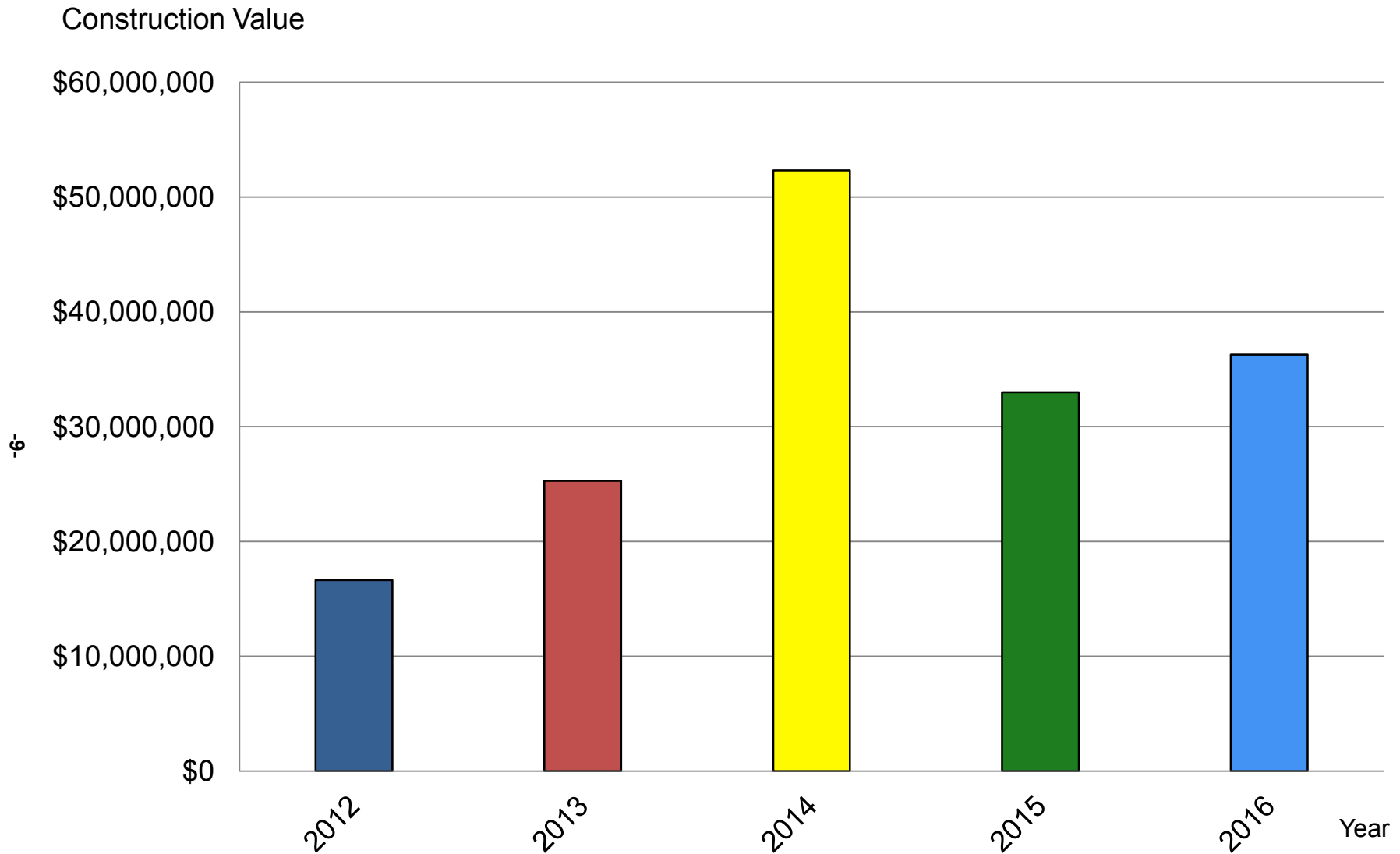


#This chart refers to construction values only.

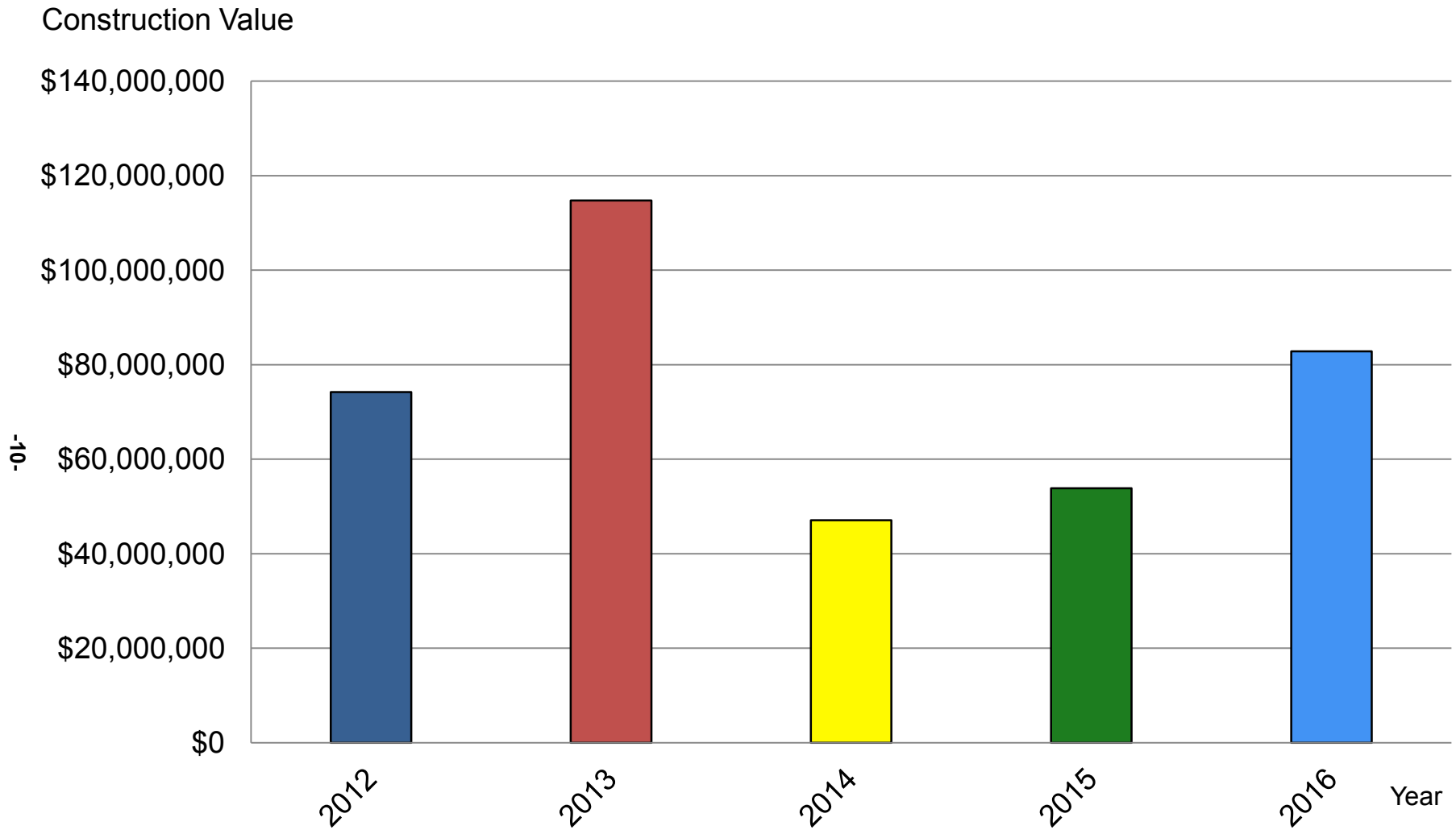
Total Construction Value 2012 - 2016



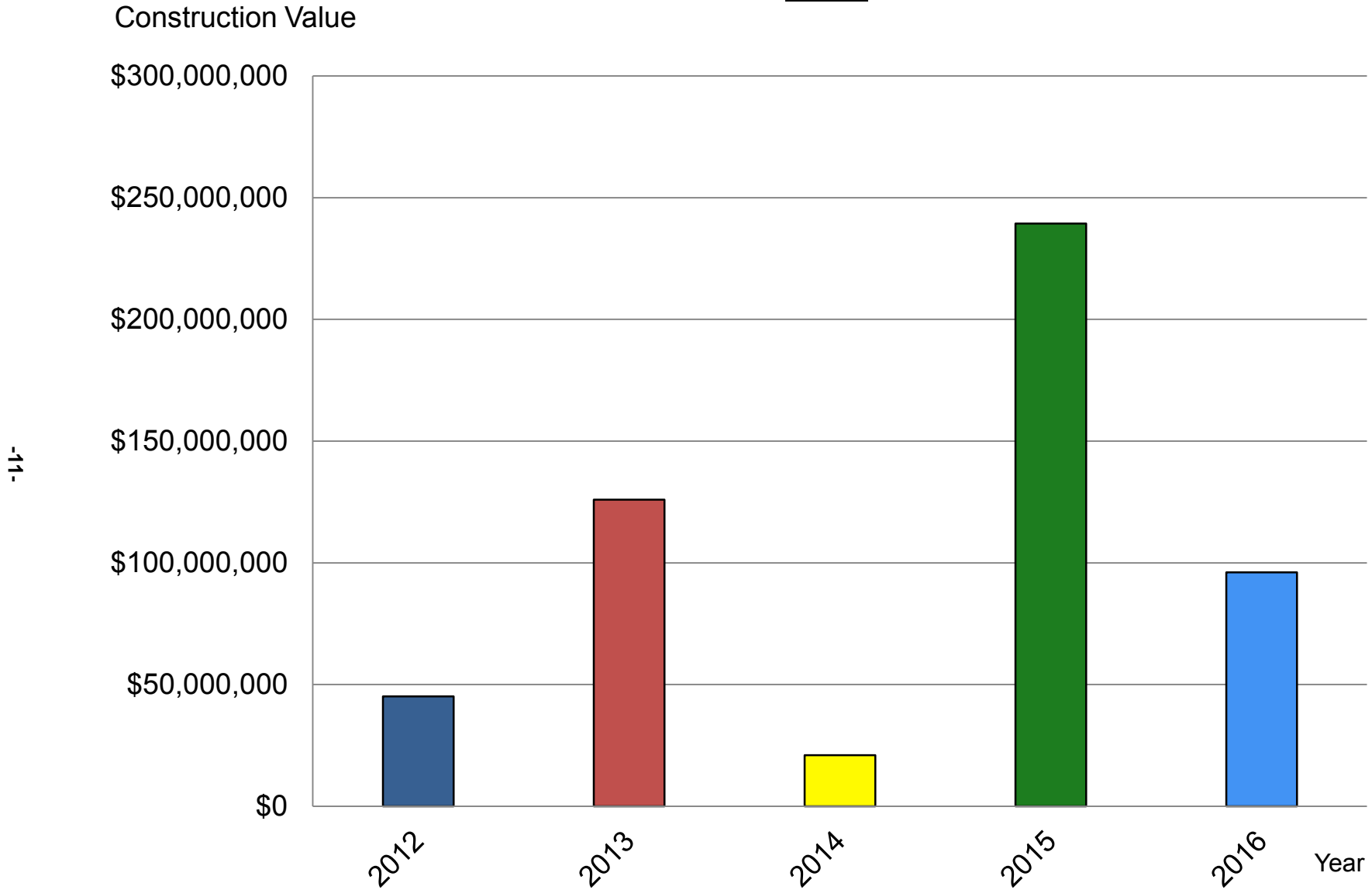
Total Industrial Construction Value 2012 - 2016



Total Commercial Construction Value 2012 - 2016



Total Institutional/Government Construction Value 2012 - 2016



Total Residential Construction Value 2012 - 2016

