



Hamilton

City Hall, 71 Main Street West
Hamilton, Ontario,
Canada L8P 4Y5
www.hamilton.ca

Building Division, Planning & Economic Development
Physical Address: 71 Main Street West, 3rd Floor
Phone: 905.546.2720 Fax: 905.546.2764

File: 14.1.7
Attention of: D. Ortiz, P.Eng.
Telephone: 905.546.2424 ext. 4650

BUILDING DIVISION PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT MONTHLY PERMIT REPORT

To Subscribers:

Re: Monthly Report for the month of December 2014

The Building Division report of building activity for December 2014 and the Year-End statistics are enclosed for your perusal.

In December the Division issued \$117.58 million in building permits. There were 395 building permits and 128 zoning verification/property reports issued.

For the month, the commercial component was the strongest accounting for 56.72% of the month's total and is valued at \$66.69 million with 45 building permits issued. Residential activity accounts for 38.52% or \$45.29 million. Of the 203 permits in the residential category, 88 permits were issued for new single family dwellings at a total value of \$32.33 million. Industrial activity accounts for 3.96% or \$4.66 million and the government and institutional activity accounts for 0.14% or \$0.16 million.

With respect to the annual totals, for the third consecutive year and fourth time in the past five years, construction activity within the City of Hamilton reached the \$1 billion mark. 2014 produced \$1.14 billion worth of construction, an increase of 11.4% from 2013, with 5,994 permits issued.

Construction activity in 2014 was dominated by the Residential sector with over \$720 million in construction or 63.0% of the annual total. ICI activity (Industrial, Commercial, and Institutional) remained strong in 2014 with \$409 million in construction. ICI activity was led by the Commercial sector which established a new benchmark high of \$260 million in construction; surpassing the previous high set in 2013 by over \$3 million.

We trust these comments will aid you in the understanding of this report.

Yours truly,

A handwritten signature in blue ink, appearing to read "Ed VanderWindt".

Ed VanderWindt
Chief Building Official

EV\do

THE CITY OF HAMILTON

**REPORT OF BUILDING AND DEMOLITION
PERMITS ISSUED DURING THE MONTH OF**

DECEMBER, 2014

**Prepared by
Building Division**



Hamilton

TOTALS FOR THE MONTH OF DECEMBER 2014

CONSTRUCTION VALUE	\$117,575,012
BUILDING PERMITS ISSUED	395
ZONING & PROPERTY REPORTS ISSUED	128

5 YEAR SUMMARY OF CONSTRUCTION VALUES AND PERMITS

YEAR TO DATE FOR THE MONTH ENDING DECEMBER

YEAR	CONSTRUCTION VALUE	BUILDING PERMITS ISSUED	ZONING & PROPERTY REPORTS ISSUED
2010	\$1,096,299,091	6,782	2206
2011	\$731,019,287	5,484	2171
2012	\$1,499,627,394	8,125	1887
2013	\$1,025,785,758	6,286	1982
2014	\$1,143,192,706	5,993	1947

12-MONTH PERIOD ENDING DECEMBER

YEAR	CONSTRUCTION VALUE	NO. OF PERMITS ISSUED
2010	\$ 1,096,299,091	6,782
2011	\$ 731,019,287	5,484
2012	\$ 1,499,627,394	8,125
2013	\$ 1,025,785,758	6,286
2014	\$ 1,143,192,706	5,993

3 YEAR AVERAGE TRENDS

YEAR TO DATE FOR THE MONTH ENDING DECEMBER

SECTOR	3-YEAR AVERAGE CONSTRUCTION VALUE	YEAR TO DATE TOTAL	%	CHANGE
I.C.I.	\$529,326,479	\$408,564,652	▼	- 22.8%
Industrial	117,994,639	67,250,265	▼	- 43.0%
Commercial	193,325,325	260,825,549	▲	34.9%
Institutional	218,006,514	80,488,837	▼	- 63.1%
RESIDENTIAL	\$538,961,396	\$719,923,093	▲	33.6%
MISCELLANEOUS	\$17,189,605	\$14,704,961	▼	- 14.5%
TOTAL	\$1,085,477,480	\$1,143,192,706	▲	5.3%

SECTOR	3-YEAR AVERAGE PERMITS ISSUED	YEAR TO DATE TOTAL	%	CHANGE
I.C.I.	966	922	▼	- 4.6%
Industrial	179	183	▲	2.2%
Commercial	631	588	▼	- 6.8%
Institutional	156	151	▼	- 3.2%
RESIDENTIAL	3,262	3,379	▲	3.6%
MISCELLANEOUS	2,432	1,692	▼	- 30.4%
TOTAL	6,660	5,993	▼	- 10.0%

SUMMARY OF PERMITS ISSUED DECEMBER 2014

CATEGORY	PERMITS ISSUED	% OF MONTHLY TOTAL	VALUE	% OF MONTHLY TOTAL
<u>RESIDENTIAL</u>				
New one and Two Family Dwellings	88		32,328,310	
Alteration to one and two family dwellings	94		2,342,087	
New Row Dwellings and Apartments	4		5,665,092	
Alterations to Row Dwellings and Apartments	12		4,881,310	
New Garages and Carports	5		78,000	
Total:	203	(51.4%)	\$45,294,799	(38.5%)
<u>INDUSTRIAL, COMMERCIAL, INSTITUTIONAL</u>				
New	4		3,770,000	
Alterations	4		891,000	
Industrial	8		\$4,661,000	
New Commercial	9		62,521,000	
Alterations	36		4,169,560	
Commercial	45		\$66,690,560	
New	0		0	
Alterations	5		163,400	
Institutional/Government	5		\$163,400	
Total:	58	(14.7%)	\$71,514,960	(60.8%)
<u>MISCELLANEOUS</u>				
Signs	15		104,200	
Demolitions	16		283,300	
Fire Repair	2		5,800	
Tents	0		0	
Sewage Systems	6		98,000	
Protective Plumbing	95		273,953	
Total:	134	(33.9%)	\$765,253	(0.7%)
MONTHLY TOTAL		395	\$117,575,012	

THE CITY OF HAMILTON
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
BUILDING SERVICES DIVISION
 Hamilton, Ontario



To Subscribers:

The following is a summary report on building permits issued by this Department for the year ended December 31, 2014.

	<u>Permits</u>	<u>Construction Value</u>
New one and Two Family Dwellings	1,032	370,852,097
Alteration to one and two family dwellings	1,885	44,728,152
New row Dwellings and Apartments	171	278,522,162
Alterations to Row Dwellings and Apartments	235	24,826,682
New Garages and Carports	56	994,000
Subtotals:	3,379	\$719,923,093
New Commercial	81	192,925,931
Alterations	507	67,899,618
Subtotals:	588	\$260,825,549
New Industrial	73	38,286,754
Alterations	110	28,963,511
Subtotals:	183	\$67,250,265
New Government/Institutional	19	38,263,000
Alterations	132	42,225,837
Subtotals:	151	\$80,488,837
Signs	202	2,742,185
Demolitions	288	6,167,578
Fire Repair	31	301,160
Tents	35	211,750
Sewage Systems	111	2,464,920
Protective Plumbing	1,025	2,817,368
Subtotals:	1,692	\$14,704,961
Totals:	<u>5,993</u>	<u>\$1,143,192,706</u>



The City of Hamilton Planning & Economic Development Department, Building Services Division 20-YEAR SUMMARY INFORMATION

YEAR	RESIDENTIAL		COMMERCIAL		INSTITUTIONAL / GOVERNMENT		INDUSTRIAL		MISCELLANEOUS		TOTAL	
	Construction Value	Permits Issued	Construction Value	Permits Issued	Construction Value	Permits Issued	Construction Value	Permits Issued	Construction Value	Permits Issued	Construction Value	Permits Issued
1995	52,824,006	1,208	24,891,579	323	29,152,081	51	38,243,013	113	3,236,326	307	148,347,005	2,002
1996	56,331,174	1,323	26,973,191	335	38,411,456	98	26,914,500	342	2,092,491	264	150,722,812	2,085
1997	76,189,157	1,187	36,036,357	382	36,057,565	104	25,020,641	109	3,121,311	279	176,425,301	2,061
1998	73,758,993	1,149	40,147,238	344	38,679,801	114	44,431,588	86	2,033,503	375	199,051,123	2,068
1999	88,806,885	1,111	30,455,302	324	11,953,941	85	12,020,342	90	2,431,617	303	145,668,087	1,913
2000	82,858,545	991	44,153,551	287	24,310,287	94	72,603,740	73	2,929,665	198	226,855,788	1,643
*2001	287,621,422	2,681	71,141,096	425	97,338,063	98	55,240,986	170	3,979,497	372	515,321,064	3,746
2002	352,759,590	3,213	107,703,082	385	150,485,309	108	50,435,054	128	2,951,608	354	664,334,643	4,188
2003	262,214,137	2,760	58,914,038	325	252,615,083	105	87,276,714	140	3,374,797	407	664,394,769	3,737
2004	380,297,684	3,003	75,335,634	367	60,982,261	128	74,466,736	112	4,084,400	384	595,166,715	3,994
2005	375,133,564	2,787	79,082,418	370	106,656,106	85	72,466,405	122	7,541,108	420	640,879,601	3,784
2006	407,331,942	3,057	108,702,496	379	85,829,122	115	72,266,757	188	8,417,498	497	682,547,814	4,236
2007	395,335,459	2,737	126,391,840	425	210,207,720	112	63,337,586	158	6,446,743	613	801,719,348	4,045
2008	415,430,563	2,809	139,215,985	413	202,548,954	89	53,002,526	142	8,264,422	432	818,462,450	3,885
2009	282,169,882	3,008	194,656,100	431	85,847,282	137	115,039,969	172	14,689,153	612	692,402,386	4,360
2010	590,896,451	5,137	163,631,410	503	188,237,078	156	139,750,335	157	13,783,816	829	1,096,299,091	6,782
2011	432,286,604	3,373	121,830,067	602	128,372,726	140	35,468,780	213	13,061,110	1,156	731,019,287	5,484
2012	659,882,166	3,302	200,894,646	603	406,642,636	164	208,806,065	146	23,401,881	3,910	1,499,627,394	8,125
2013	524,715,418	3,112	257,251,262	688	119,004,181	164	109,709,073	178	15,105,824	2,144	1,025,785,758	6,286
2014	719,923,093	3,379	260,825,549	588	80,488,837	151	67,250,265	183	14,704,961	1,692	1,143,192,706	5,993

* Amalgamation year of former municipalities of Town of Ancaster, Town of Dundas, Town of Flamborough, Town of Glanbrook, City of Hamilton Proper and City of Stoney Creek

APPENDIX

BUILDING PERMITS STATISTICS