



Hamilton

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BUILDING DIVISION PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT MONTHLY PERMIT REPORT

To Subscribers:

Re: Monthly Report for the month of December 2016

The Building Division report of building activity for December 2016 and the Year-End statistics are enclosed for your perusal.

In December the Division issued \$72.06 million in building permits. There were 363 building permits and 142 zoning verification/property reports issued.

For the month, the residential component was the strongest accounting for 45.38% of the month's total and is valued at \$32.70 million. Of the 223 permits in the residential category, 28 permits were issued for new single family dwellings at a total value of \$5.11 million. Commercial activity accounts for 22.79% or \$16.42 million with 43 permits issued. Industrial activity accounts for 7.20% or \$5.19 million and the government and institutional activity accounts for 22.09% or \$15.92 million.

With respect to the annual totals, for the fifth consecutive year and sixth time in the past seven years, construction activity within the City of Hamilton reached the \$1 billion mark. 2016 produced \$1.06 billion worth of construction from 8,987 issued permits.

Construction activity in 2016 was dominated by the Residential sector with over \$740 million in construction or 70.0% of the annual total. Activity in the ICI sectors (Industrial, Commercial, and Institutional) produced over \$301million in construction and 957 permits were issued. ICI activity was led by the Commercial sector producing \$166 million worth of construction.

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

Yours truly,

Ed VanderWindt
Chief Building Official

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THE CITY OF HAMILTON

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

DECEMBER, 2016

**Prepared by
Building Division**



Hamilton

TOTALS FOR THE MONTH OF DECEMBER 2016

CONSTRUCTION VALUE	\$72,058,559
BUILDING PERMITS ISSUED	363
ZONING & PROPERTY REPORTS ISSUED	142

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
2012	\$1,499,627,394	8,125	1887
2013	\$1,025,785,758	6,286	1982
2014	\$1,143,192,706	5,993	1947
2015	\$1,108,192,846	8,194	2145
2016	\$1,056,237,746	8,987	1981

12-MONTH PERIOD ENDING DECEMBER

YEAR	CONSTRUCTION VALUE	NO. OF PERMITS ISSUED
2012	\$ 1,499,627,394	8,125
2013	\$ 1,025,785,758	6,286
2014	\$ 1,143,192,706	5,993
2015	\$ 1,108,192,846	8,194
2016	\$ 1,056,237,746	8,987

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.	\$384,881,988	\$300,817,522	▼	- 21.8%
Industrial	79,606,428	49,724,272	▼	- 37.5%
Commercial	211,574,604	165,871,501	▼	- 21.6%
Institutional	93,700,956	85,221,749	▼	- 9.0%
RESIDENTIAL	\$691,230,372	\$739,731,994	▲	7.0%
MISCELLANEOUS	\$16,278,077	\$15,688,230	▼	- 3.6%
TOTAL	\$1,092,390,437	\$1,056,237,746	▼	- 3.3%

SECTOR	3-YEAR AVERAGE PERMITS ISSUED	YEAR TO DATE TOTAL	%	CHANGE
I.C.I.	994	957	▼	- 3.7%
Industrial	181	172	▼	- 5.1%
Commercial	654	599	▼	- 8.4%
Institutional	159	186	▲	17.0%
RESIDENTIAL	3,544	5,835	▲	64.6%
MISCELLANEOUS	2,314	2,195	▼	- 5.2%
TOTAL	6,853	8,987	▲	31.1%

SUMMARY OF PERMITS ISSUED DECEMBER 2016

CATEGORY	PERMITS ISSUED	% OF MONTHLY TOTAL	VALUE	% OF MONTHLY TOTAL
<u>RESIDENTIAL</u>				
New one and Two Family Dwellings	28		5,107,820	
Alteration to one and two family dwellings	161		2,470,407	
New Row Dwellings and Apartments	5		23,354,800	
Alterations to Row Dwellings and Apartments	29		1,766,998	
New Garages and Carports	0		0	
Total:	223	(61.4%)	\$32,700,025	(45.4%)
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<u>INDUSTRIAL, COMMERCIAL, INSTITUTIONAL</u>				
New	7		1,083,000	
Alterations	8		4,108,230	
Industrial	15		\$5,191,230	
New Commercial	5		10,032,000	
Alterations	38		6,391,500	
Commercial	43		\$16,423,500	
New	1		4,500,000	
Alterations	5		11,418,000	
Institutional/Government	6		\$15,918,000	
Total:	64	(17.6%)	\$37,532,730	(52.1%)
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<u>MISCELLANEOUS</u>				
Signs	16		191,600	
Demolitions	16		1,465,500	
Fire Repair	0		0	
Tents	1		3,000	
Sewage Systems	5		110,000	
Protective Plumbing	38		55,704	
Total:	76	(20.9%)	\$1,825,804	(2.5%)
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MONTHLY TOTAL	363		\$72,058,559	

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, 2016.

	<u>Permits</u>	<u>Construction Value</u>
New one and Two Family Dwellings	1,244	408,385,866
Alteration to one and two family dwellings	3,342	44,779,729
New row Dwellings and Apartments	192	263,603,170
Alterations to Row Dwellings and Apartments	1,035	22,596,828
New Garages and Carports	22	366,400
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Subtotals:	5,835	\$739,731,994
New Commercial	68	89,551,265
Alterations	531	76,320,236
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Subtotals:	599	\$165,871,501
New Industrial	75	19,101,100
Alterations	97	30,623,172
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Subtotals:	172	\$49,724,272
New Government/Institutional	31	18,661,725
Alterations	155	66,560,024
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Subtotals:	186	\$85,221,749
Signs	237	2,335,924
Demolitions	352	7,702,846
Fire Repair	10	209,200
Tents	33	205,365
Sewage Systems	125	2,270,050
Protective Plumbing	1,438	2,964,846
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Subtotals:	2,195	\$15,688,230
Totals:	<u>8,987</u>	<u>\$1,056,237,746</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
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
2015	829,052,605	4,142	116,647,000	685	81,609,849	162	61,859,947	183	19,023,446	3,022	1,108,192,846	8,194
2016	739,731,994	5,835	165,871,501	599	85,221,749	186	49,724,272	172	15,688,230	2,195	1,056,237,746	8,987

* 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