



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: 17.1.7
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 2017

The Building Division report of building activity for December 2017 and the Year-End statistics is enclosed for your perusal.

In December the Division issued \$62.87 million in building permits. There were 460 building permits and 120 zoning verification/property reports issued.

For the month, the residential component was the strongest accounting for 65.08% of the month's total and is valued at \$40.92 million. Of the 319 permits in the residential category, 47 permits were issued for new single family dwellings at a total value of \$13.18 million. Commercial activity accounts for 7.22% or \$4.54 million with 40 permits issued. Industrial activity accounts for 4.87% or \$3.06 million and the government and institutional activity accounts for 21.70% or \$13.64 million.

With respect to the annual totals, for the sixth consecutive year and seventh time in the past eight years, construction activity within the City of Hamilton reached the \$1 billion mark. 2017 produced \$1.36 billion worth of construction from 8,621 issued permits.

2017 produced a diversified distribution of construction activity. The Residential sector remains strong with over \$803 million in construction or 58.9% of the annual total. Activity in the ICI sectors (Industrial, Commercial, and Institutional) was also very robust with over \$540 million in construction and 1,662 permits issued. Industrial activity significantly increased over 2016 by 197% or \$122 million.

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

Yours truly,

Ed VanderWindt
Chief Building Official

EV\do

THE CITY OF HAMILTON

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

DECEMBER, 2017

**Prepared by
Building Division**



Hamilton

TOTALS FOR THE MONTH OF DECEMBER 2017

CONSTRUCTION VALUE	\$62,869,888
BUILDING PERMITS ISSUED	460
ZONING & PROPERTY REPORTS ISSUED	120

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
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
2017	\$1,364,145,419	8,621	2153

12-MONTH PERIOD ENDING DECEMBER

YEAR	CONSTRUCTION VALUE	NO. OF PERMITS ISSUED
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
2017	\$ 1,364,145,419	8,621

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.	\$323,166,323	\$538,993,009	▲ 66.8%
Industrial	59,611,495	172,044,198	▲ 188.6%
Commercial	181,114,683	116,251,917	▼ - 35.8%
Institutional	82,440,145	250,696,894	▲ 204.1%
RESIDENTIAL	\$762,902,564	\$803,770,785	▲ 5.4%
MISCELLANEOUS	\$16,472,213	\$21,381,624	▲ 29.8%
TOTAL	\$1,102,541,099	\$1,364,145,418	▲ 23.7%

SECTOR	3-YEAR AVERAGE PERMITS ISSUED	YEAR TO DATE TOTAL	%
			CHANGE
I.C.I.	970	963	▼ - 0.7%
Industrial	179	193	▲ 7.6%
Commercial	624	628	▲ 0.6%
Institutional	166	142	▼ - 14.6%
RESIDENTIAL	4,452	6,053	▲ 36.0%
MISCELLANEOUS	2,303	1,605	▼ - 30.3%
TOTAL	7,725	8,621	▲ 11.6%

SUMMARY OF PERMITS ISSUED DECEMBER 2017

CATEGORY	PERMITS ISSUED	% OF MONTHLY TOTAL	VALUE	% OF MONTHLY TOTAL
<u>RESIDENTIAL</u>				
New one and Two Family Dwellings	47		13,181,325	
Alteration to one and two family dwellings	126		2,352,224	
New Row Dwellings and Apartments	18		24,678,820	
Alterations to Row Dwellings and Apartments	127		664,900	
New Garages and Carports	1		40,000	
Total:	319	(69.3%)	\$40,917,269	(65.1%)
<hr/>				
<u>INDUSTRIAL, COMMERCIAL, INSTITUTIONAL</u>				
New	2		2,650,000	
Alterations	7		411,000	
Industrial	9		\$3,061,000	
New Commercial	2		0	
Alterations	38		4,537,710	
Commercial	40		\$4,537,710	
New	2		12,400,000	
Alterations	6		1,242,500	
Institutional/Government	8		\$13,642,500	
Total:	57	(12.4%)	\$21,241,210	(33.8%)
<hr/>				
<u>MISCELLANEOUS</u>				
Signs	26		191,309	
Demolitions	17		214,300	
Fire Repair	4		28,500	
Tents	2		89,000	
Sewage Systems	5		126,500	
Protective Plumbing	30		61,800	
Total:	84	(18.3%)	\$711,409	(1.1%)
<hr/>				
MONTHLY TOTAL	460		\$62,869,888	

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, 2017.

	<u>Permits</u>	<u>Construction Value</u>
New one and Two Family Dwellings	1,128	325,958,122
Alteration to one and two family dwellings	3,328	52,752,635
New row Dwellings and Apartments	212	385,990,249
Alterations to Row Dwellings and Apartments	1,368	38,784,779
New Garages and Carports	17	285,000
Subtotals:	6,053	\$803,770,785
New Commercial	90	54,448,730
Alterations	538	61,803,187
Subtotals:	628	\$116,251,917
New Industrial	119	158,551,558
Alterations	74	13,492,640
Subtotals:	193	\$172,044,198
New Government/Institutional	24	64,105,000
Alterations	118	186,591,894
Subtotals:	142	\$250,696,894
Signs	271	4,884,956
Demolitions	436	9,792,829
Fire Repair	16	343,500
Tents	43	925,795
Sewage Systems	140	4,112,740
Protective Plumbing	699	1,321,804
Subtotals:	1,605	\$21,381,624
Totals:	<u>8,621</u>	<u>\$1,364,145,418</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
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
2017	803,770,785	6,053	116,251,917	628	250,696,894	142	172,044,198	193	21,381,624	1,605	1,364,145,418	8,621

* 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