

# 2017 YEAR-END REPORT

PLANNING AND DEVELOPMENT SERVICES  
BUILDING DIVISION



**BRAMPTON**  
Flower City

brampton.ca

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# BUILDING DIVISION OVERVIEW

The City of Brampton Building Division is recognized by the building industry across the GTA for being a leader in customer service. The construction value of permits issued in the City of Brampton has reached over \$1 billion 15 of the last 17 years and has averaged \$1.9 billion per year over the last 5 years; making the City of Brampton Building Division one of the busiest Building Departments in Canada.

The development in Brampton is beginning the transition into a greater mix between high density infill projects, complex institutional buildings, secondary suites and greenfield development. As Brampton continues to grow in population and mature as a city, the Building Division is looking to diversify our staffing and modernize our processes to meet the changing typography.

Our permit database will undergo a major upgrade in 2018 to allow the Division to move forward with our vision of offering permit applications on-line, providing greater mobility to our services and we will begin the multi-year project of digitizing our permit records.

## BUILDING ACTIVITY LEVELS 2001 – 2017

YEAR	CONSTRUCTION VALUE OF PERMITS ISSUED	PERMIT REVENUE	PERMITS ISSUED	INSPECTIONS CONDUCTED
2017	1,447,772,031	10,982,307.49	5,702	154,646
2016	1,961,406,292	17,689,924.93	7,032	153,051
2015	2,731,790,832	20,584,444.75	8,001	166,935
2014	2,260,648,985	16,966,964.24	6,892	146,053
2013	1,392,371,481	13,847,705.74	5,268	152,253
2012	2,655,224,190	21,389,693.16	7,993	147,366
2011	1,609,741,024	13,916,898.81	5,858	124,565
2010	1,487,291,311	12,183,103.51	5,821	101,204
2009	597,600,438	5,713,367.43	3,418	71,967
2008	942,154,554	8,023,422.72	3,269	87,065
2007	2,361,244,254	17,870,380.86	8,982	130,303
2006	1,480,704,166	13,517,120	6,899	115,767
2005	1,235,359,094	10,902,119	5,253	138,456
2004	2,730,395,406	24,444,777	12,080	164,389
2003	1,791,423,430	17,866,878	9,697	143,136
2002	1,215,480,086	15,641,423	8,827	119,046
2001	1,044,149,470	11,743,403	7,333	108,801

## 2.

# BUILDING DIVISION ACTIVITY

		2017	2016	2015
<b>PERMIT ACTIVITY</b>				
<b>New Residential:</b>	Detached	1,162	2,313	3,031
	Semi-Detached	204	298	660
	Townhouse	608	861	1,255
	Multiple Unit Building	28	19	4
	Sub Total	<b>2,002</b>	<b>3,491</b>	<b>4,950</b>
	Revisions/Resitings/Site Services	229	424	425
<b>Existing Residential:</b>	Additions	54	60	83
	Alterations	1,798	1,327	1,024
	Revisions/Demolitions/Miscellaneous	348	302	184
	Sub Total	<b>2,200</b>	<b>1,689</b>	<b>1,291</b>
<b>Industrial:</b>	New Building	7	8	8
	Additions/Alterations/Miscellaneous	234	248	228
	Sub Total	<b>241</b>	<b>256</b>	<b>236</b>
<b>Commercial:</b>	<b>Retail</b> New Building	18	11	14
	Additions	6	2	3
	Alterations/Other	314	340	344
	<b>Office</b> New Building	3	14	7
	Additions	2	4	0
	Alterations/Other	217	285	237
	Sub Total	<b>560</b>	<b>656</b>	<b>605</b>
<b>Institutional:</b>	New Building	2	5	14
	Additions/Alterations/Miscellaneous	179	172	149
	Sub Total	<b>181</b>	<b>177</b>	<b>163</b>
<b>Permanent Signs</b>	Sub Total	<b>289</b>	<b>339</b>	<b>331</b>
	<b>TOTAL</b>	<b>5,702</b>	<b>7,032</b>	<b>8,001</b>

## CONSTRUCTION VALUE

Total Construction Value	\$1,447,772,031	\$1,961,406,292	\$2,731,790,832
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## REVENUES

Permit Fees	\$10,982,307.49	\$17,689,924.93	\$20,584,444.75
Permit Administration Revenues	\$706,462.77	\$705,212.63	\$622,873.36
<b>TOTAL</b>	<b>\$11,688,770</b>	<b>\$18,395,138</b>	<b>\$21,207,318</b>

## INSPECTION SERVICES

Inspections Completed	154,646	153,051	166,935
Occupancy Permits Issued	4,395	3,813	4,117
Certificates of Final Inspection Issued	2,082	2,027	1,868
Prosecutions: Convictions	39	41	41
Portable Sign Permits Issued	1,474	1,779	2,345

## ZONING SERVICES

Compliance Letters	451	410	424
Pool Enclosure Permits	78	59	55
Zoning Notices Sent	696	530	502

### 3.

## Summary of New Residential

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1.	Low Rise	Builder	# of Dwelling Units
		1. Mattamy Homes	373
		2. Regal Crest Homes	201
		3. Great Gulf Homes	171
		4. Landmart Homes	161
		5. Gold Park Homes	153
		6. Country Wide Homes	115
		7. Royal Pine Homes	100
		8. Saberwood Homes	99
		9. Aspen Ridge Homes	94
		10. Rosedale Village	68
		11. Muirland Homes	55
		12. Stanford Homes	44
		13. Queensgate Avalee Homes	38
		14. Townwood Homes	36
		15. Rosehaven Homes	35
		16. Marycroft Homes	31
		17. Ashley Oaks Homes	29
		18. Greenpark Homes	27
		19. Greenyork Homes	19
		20. Cornerstone Communities	17
		21. Lindvest Homes	17
		22. Solmar Homes	16
		23. Habitat for Humanity	13
		24. Paradise Homes	12
		25. Fieldgate Homes	8
		26. Indesign Homes	5
		27. Medallion Homes	5
		28. Eaglebay Estates	4
		29. The Conservatory Group	4
		30. Sky Homes	3
		31. Mosaik Homes	2
		32. Treasure Hill Homes	2
		33. Clementine Homes	1
		34. Flato Homes	1
		35. Kaneff Homes	1
		<b>Total Builder Homes</b>	<b>1960</b>
2.	<b>Custom Homes</b>		<b>14</b>

3. **Multi Storey Buildings**

1.	65 Yorkland Boulevard	126
2.	30 Via Rosedale	49
3.	40 Via Rosedale	49
4.	171 Main Street North	6
5.	30 Peel Centre Drive	3

**Total Multi Storey Units** **233**

4. **Stacked Townhouses**

1.	1 Beckenrose Court	157
2.	250 Sunny Meadow Boulevard	177

**Total Stacked Townhouse Units** **334**

5. **Two Unit Dwelling – Conversions (Building Permits Issued)** **443**  
**Two Unit Dwelling – Conversions (Registrations = 207)**

**Total Number of Residential Units** **2984**

## 4. New Residential Sales Centres in 2017

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- |    |  |                             |
|----|--|-----------------------------|
| 1. | <a href="#">Neamsby Investments Inc</a> (Remington Homes)              | 11390 Bramalea Road         |
| 2. | <a href="#">2366885 Ontario Inc</a> (Vandyk Homes)                     | 10194 Heart Lake Road       |
| 3. | <a href="#">Heritage Heights 3 Inc</a> (Primont Homes)                 | 2005 Wanless Drive          |
| 4. | <a href="#">Lakepath Holdings Inc</a> (Royalcliff Homes)               | 120 Sandalwood Parkway East |
| 5. | <a href="#">1388688 Ontario Inc</a> (Traditions Retirement Residences) | 465 Main Street South       |
| 6. | <a href="#">1367933 Ontario Inc</a> (Rosehaven Homes)                  | 1615 Mayfield Road          |
| 7. | <a href="#">I2 Development (Brampton) Inc</a>                          | 221 Malta Avenue            |

## 5.

## INDUSTRIAL CONSTRUCTION ACTIVITY

(over \$500,000 construction value)

	PROJECT	OWNER	LOCATION	CONSTRUCTION VALUE
1.	<b>Unilever Canada</b> (shell building, site services)	Optrust Industrial Inc	307 Orenda Road	\$38,030,400
2.	<b>Amazon</b> (interior alterations, racking system)	Orlando Corporation	8050 Heritage Road	\$33,329,000
3.	<b>Dymon Self Storage</b> (complete building, site services)	Airport/Nevels Storage	5 Nevels Road	\$17,943,700
4.	Spec shell building (site servicing)	Orlando Corporation	7845 Heritage Road	\$17,480,000
5.	<b>Gay Lea Foods</b>	Orlando Corporation	7855 Heritage Road	\$16,361,004
6.	<b>Brampton Transit Terminal</b> (addition)	The Corporation of the City of Brampton	130 Sandalwood Parkway West	\$12,136,800
7.	<b>The Gap</b> (interior alterations, racking system)	Old Navy (Canada) Inc	9500 McLaughlin Road North	\$4,343,300
8.	<b>Canadream</b>	Canadream Inc	33 West Drive	\$3,782,000
9.	<b>VF Outdoor Canada</b> (interior alterations, racking system)	Orlando Corporation	15 Hereford Street	\$3,495,600
10.	<b>TJX Canada</b> (unit finish, racking system)	8875 Torbram Road Brampton Holdings Inc	8875 Torbram Road, Un T2	\$2,950,000
11.	<b>Safety Kleen Canada</b> (shell building, interior finish, site services, sprinkler system)	Safety Kleen Canada Inc & Safety-Kleen Systems Inc	25 Regan Road	\$2,802,520
12.	<b>Brother</b> (unit finish, racking system)	Artis Westcreek Ltd	175 Westcreek Boulevard, Un 1	\$2,591,000
13.	<b>Olymel</b> (interior alterations)	Olybro Inc	14 Westwyn Court	\$2,500,000
14.	<b>Brampton Transit Garage</b> (exterior alterations)	The Corporation of the City of Brampton	185 Clark Boulevard	\$2,479,000
15.	<b>Can Art Aluminum Extrusion</b> (addition)	Robert Saroli In Trust	85 Parkshore Drive	\$2,205,000
16.	<b>Promax Auto Parts</b> (addition)	2231489 Ontario Inc	26 Westwyn Court	\$1,648,000
17.	<b>Amcor Rigid Plastics</b> (interior alterations, exterior alterations, silos)	Orlando Corporation	95 Biscayne Crescent	\$1,630,000
18.	<b>MD Food Transporting</b> (addition)	MD Food Transporting Limited	19 Automatic Road	\$1,500,000
19.	<b>Metro Logistics</b> (unit finish, racking system)	Chiefton Investments Limited	7825 Winston Churchill Boulevard, Un 20	\$1,434,000
20.	<b>Unilever</b> (interior alterations)	Airport Road (UCI) Portfolio Inc	7900 Airport Road	\$1,212,766
21.	<b>Olymel</b> (addition, interior alterations, fire suppression system)	Olymel Inc	318 Orenda Road	\$1,166,064
22.	<b>Rogers</b> (interior alterations)	Rogers Cable Communications Inc	13 Hansen Road South	\$1,100,000
23.	<b>Warehouse &amp; Fabrication</b> (unit finish)	2494747 Ontario Ltd	98 Rutherford Road South, Un 1	\$1,068,000
24.	<b>Indigo</b> (interior alterations, racking system)	Hoopp Realty Inc	100 Alfred Kuehne Boulevard, Un 50	\$1,020,670

## 5. INDUSTRIAL CONSTRUCTION ACTIVITY (cont'd)

	PROJECT	OWNER	LOCATION	CONSTRUCTION VALUE
25.	<b>Unique Party Favors</b> (interior alterations)	Orlando Corporation	8 Van Der Graaf Court	\$1,000,000
26.	<b>Roofmart</b> (addition)	Roofmart Canada Limited	84 Orenda Road	\$928,500
27.	<b>Mann Machines and Hydraulics</b> (addition)	2098330 Ontario Inc	245 Advance Boulevard	\$886,860
28.	<b>Cutter &amp; Buck</b> (unit finish, racking system)	Artis Westcreek Ltd	175 Westcreek Boulevard, Un 2	\$800,000
29.	<b>Wheel Pros</b> (unit finish, interior alterations)	Metrus Properties Limited	545 Deerhurst Drive, Un 4	\$785,000
30.	<b>Peel Plastics Products</b> (addition, interior alterations)	Kathleen Joan Troost	255 Orenda Road	\$780,000
31.	<b>Superior Auto Service</b>	Dearcourts Holdings Inc	11085 Creditview Road	\$750,000
32.	<b>Maple Lodge Farms</b> (interior alterations, sprinkler system)	Maple Lodge Farms Limited	8301 Winston Churchill Boulevard	\$701,000
33.	<b>Roofmart</b> (interior alterations)	Roofmart (Canada) Limited	305 Rutherford Road South	\$625,000
34.	<b>Sleep Country Canada</b> (interior finish, racking system)	Airport Road (SCC) Portfolio Inc	7920 Airport Road	\$550,000
35.	Site services for industrial buildings	Tri-Cav Investments Limited	2 & 10 Beaumaris Drive	\$500,000

## 6.

## COMMERCIAL CONSTRUCTION ACTIVITY

(over \$500,000 construction value)

	PROJECT	OWNER	LOCATION	CONSTRUCTION VALUE
1.	Hilton Garden Inn	Twin Hospitality 410 Inc, Niyan Properties Inc and H&B Hospitality 2016 Inc	200 Steelwell Road	\$27,000,000
2.	Spec shell buildings for multiple tenants	Ornstock Developments Limited	5 & 15 Montpelier Street	\$7,120,500
3.	Site services for multiple tenant buildings	Kaneff Properties Limited	8205-8405 Financial Drive	\$5,200,000
4.	Petro Canada, Neighbours, A & W (shell building)	Dunston Wood Properties Inc	5 Ace Drive	\$4,500,000
5.	Shoppers World (interior alterations, exterior alterations)	Shoppers World Brampton & 1388688 Ontario Limited	499 Main Street South	\$4,000,000
6.	Spec shell buildings for multiple tenants	Ornstock Developments Limited	65-85 Montpelier Street	\$3,094,000
7.	Brampton Honda	Autoplanet Realty 1 Inc	30 Ace Drive	\$2,676,674
8.	LMC Diabetes and Endocrinology (shell building, interior alterations)	Calloway Reit (Bramport) Inc	2979 Bovaird Drive East	\$2,237,400
9.	Pet Smart (shell building)	FCHT Holdings (Ontario) Corporation	76 Quarry Edge Drive	\$2,170,000
10.	Rogers Communications (interior alterations, sprinkler system)	Rogers Communication Inc	8200 Dixie Road	\$2,048,000
11.	Spec shell building for multiple tenants	PMD Investments Ltd	20 Rivermont Road	\$1,500,000
12.	Steeles Royal (interior alterations)	1754793 Ontario Inc	2565 Steeles Avenue East, Un 36-38	\$1,500,000
13.	Spec shell building for multiple tenants	Paradise Homes North West Inc	11210 Creditview Road	\$1,408,000
14.	Attrell Toyota (addition, exterior alterations, sprinkler system)	1418933 Ontario Inc	110 Canam Crescent	\$1,353,100
15.	Spec shell building for multiple tenants	Pmd Investments Ltd	40 Rivermont Road	\$1,200,000
16.	PWGSC (unit finish)	Kallo Development & 7685 Hurontario Inc	7685 Hurontario Street, 4th Fl	\$1,200,000
17.	Multiple tenants (interior alterations)	North American (Bovaird) Corp	10088 McLaughlin Road	\$1,095,000
18.	Circle K Convenience Store (complete building, interior alterations, exterior alterations)	Dearcourts Holdings Inc	11075 Creditview Road	\$1,025,000
19.	JYSK (unit finish)	Shoppers World Brampton & 1388688 Ontario Limited	499 Main Street South, Un 121	\$1,000,000
20.	Petro Canada, Neighbours, A & W (site services)	Dunston Wood Properties Inc	5 & 15 Ace Drive	\$1,000,000
21.	Site services for multiple tenant buildings	Ornstock Developments Limited	5-85 Montpelier Street	\$1,000,000
22.	Child Care Facility	Ornstock Developments Limited	25 Montpelier Street	\$999,000
23.	Spec shell building	PMD Investments Ltd	10 Rivermont Road	\$975,000
24.	Town Shoes (unit finish)	Riotrin Properties (Brampton)	80 Great Lakes Drive, Un 154	\$947,500

## 6. COMMERCIAL CONSTRUCTION ACTIVITY (cont'd)

	PROJECT	OWNER	LOCATION	CONSTRUCTION VALUE
25.	<b>Goodlife Fitness</b> (unit finish, interior alterations)	Airport Highway 7 Developments Limited & Woodhill Equities Inc	9145 Airport Road, Un 4	\$900,000
26.	<b>Bramalea City Centre</b> (exterior alterations)	Morguard Corporation & Bramalea City Centre Equities Inc	25 Peel Centre Drive	\$874,480
27.	<b>GM Car Dealership</b> (addition)	1938591 Ontario Inc	150 Bovaird Drive West	\$859,000
28.	<b>Visions Electronics</b> (interior alterations, exterior alterations)	Airport Highway 7 Developments Limited & Woodhill Equities Inc	9145 Airport Road, Un 1	\$830,000
29.	<b>Sears</b> (interior alterations)	Morguard Corporation & Bramalea City Centre Equities Inc	26 Peel Centre Drive, Un 206	\$800,000
30.	<b>Goodlife Fitness</b> (unit finish)	Shoppers World Brampton & 1388688 Ontario Limited	499 Main Street South, Un 124	\$800,000
31.	<b>Marshall's</b> (interior alterations, exterior alterations)	Riotrin Properties (Brampton) Inc	80 Great Lakes Drive, Un 153	\$756,000
32.	Spec shell building for multiple tenants	Paradise Homes North West Inc	11220 Creditview Road	\$721,000
33.	<b>A &amp; W</b> (complete building, site services)	Rutherford Properties Ltd	75 Resolution Drive	\$700,500
34.	Spec shell building	Pmd Investments Ltd	30 Rivermont Road	\$655,000
35.	Spec shell building	Pmd Investments Ltd	50 Rivermont Road	\$655,000
36.	<b>Long and McQuade</b> (addition, interior alterations, exterior alterations)	Long Holdings Inc	12 Vodden Street East	\$650,000
37.	<b>Shoppers Drug Mart</b> (addition, interior alterations)	Sitzer Group Holding No. 2 Limited	930 North Park Drive, Un 7	\$615,000
38.	<b>Vandyk Homes</b> (temporary sales office)	2366885 Ontario Inc	10194 Heart Lake Road	\$600,000
39.	<b>Fitness Facility</b> (unit finish)	The Polonia Investment Inc	20 Polonia Avenue, Un 200	\$600,000
40.	<b>Giant Tiger</b> (unit finish)	Shoppers World Brampton & 1388688 Ontario Limited	499 Main Street South, Un 123	\$600,000
41.	<b>TD Canada Trust</b> (interior alterations)	Kingknoll Developments	545 Steeles Avenue West, Un 2	\$600,000
42.	<b>Primont Homes</b> (temporary sales office)	Primont Homes (Heritage Heights 3) Inc	2005 Wanless Drive	\$570,000
43.	<b>Multiple tenants</b> (interior alterations)	Rutherford Properties Ltd	5 Resolution Drive	\$500,000

## 7. INSTITUTIONAL CONSTRUCTION ACTIVITY

(over \$500,000 construction value)

PROJECT	LOCATION	CONSTRUCTION VALUE
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### *Public Schools*

1.	<b>Esker Lake Public School</b> (addition, interior alterations)	10420 Heart Lake Road	\$5,000,000
2.	<b>Thorndale Public School</b> (addition)	133 Thorndale Road	\$1,273,320
3.	<b>Harold M Brathwaite Secondary School</b> (solar panels)	415 Great Lakes Drive	\$1,106,370
4.	<b>Sandalwood Heights Secondary School</b> (solar panels)	2671 Sandalwood Parkway East	\$1,012,000
5.	<b>Bramalea Secondary School</b> (solar panels)	510 Balmoral Drive	\$950,000
6.	<b>Fernforest Public School</b> (solar panels)	275 Fernforest Drive	\$570,000
7.	<b>Mount Pleasant No 8 Public School</b> (addition, sprinkler system)	95 Remembrance Road	\$567,000
8.	<b>Birchbank Public School</b> (interial alterations, solar panels)	52 Birchbank Road	\$525,000
		<b>Sub Total</b>	<b>\$11,003,690</b>

### *Separate Schools*

9.	<b>Credit Valley Catholic Elementary School</b>	40 Fallowfield Road	\$9,601,200
		<b>Sub Total</b>	<b>\$9,601,200</b>

### *Places of Worship*

10.	<b>Jain Temple</b>	7875 Mayfield Road	\$5,446,448
		<b>Sub Total</b>	<b>\$5,446,448</b>

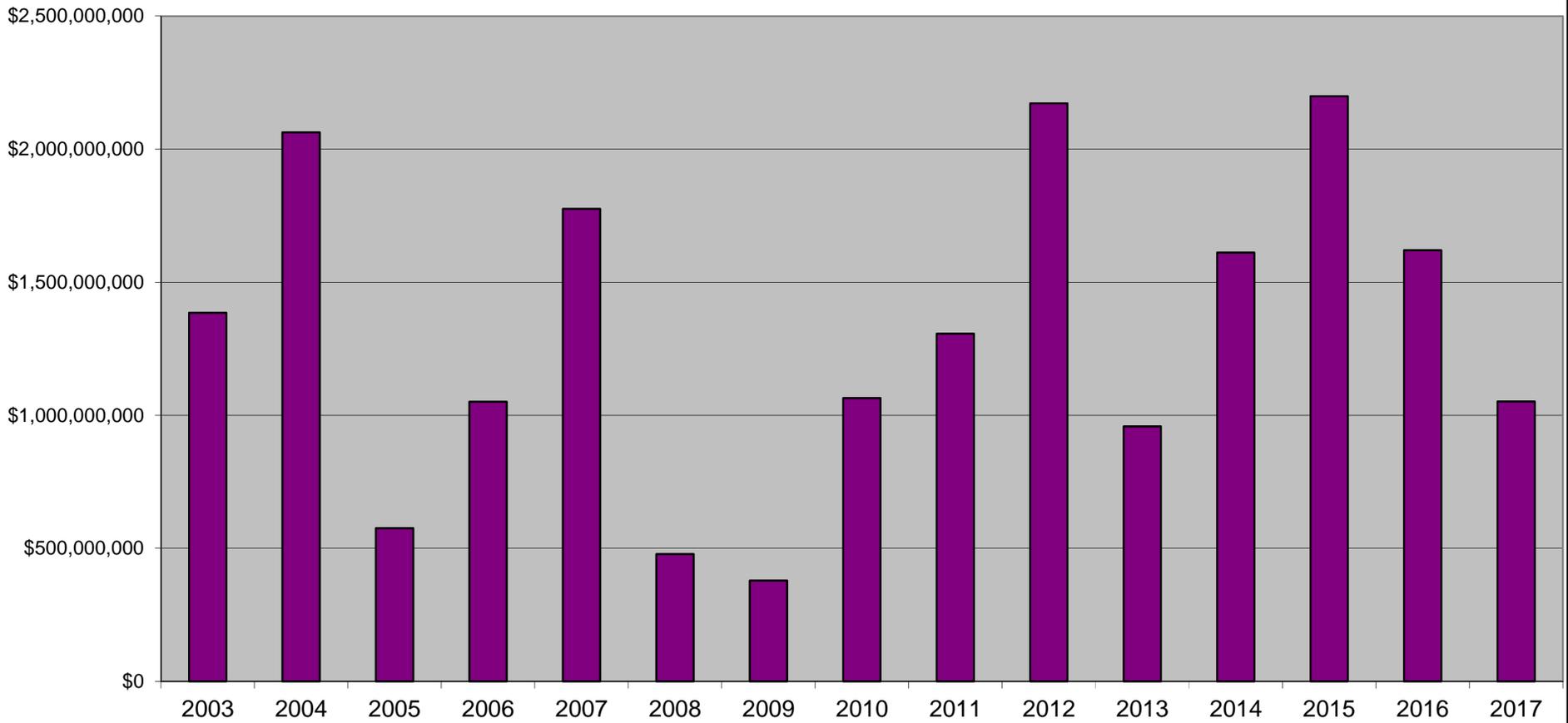
### *Government Facilities*

11.	<b>Brampton Courthouse</b> (addition, interior alterations, superstructure)	7755 Hurontario Street	\$35,845,200
12.	<b>Brampton Civic Hospital</b> (interior alterations)	2100 Bovaird Drive East	\$2,500,000

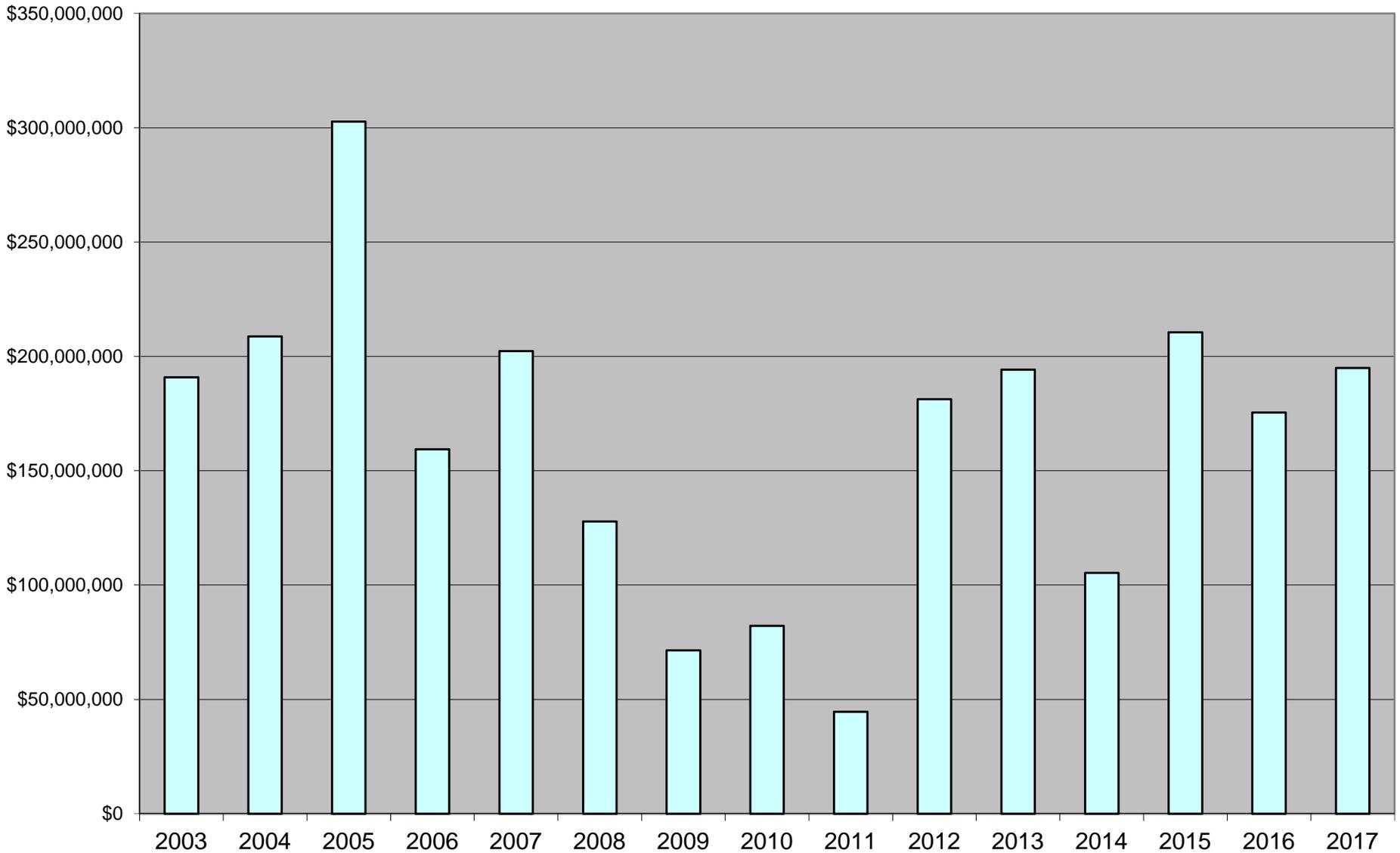
## 7. INSTITUTIONAL CONSTRUCTION ACTIVITY (cont'd)

	PROJECT	LOCATION	CONSTRUCTION VALUE
13.	<b>Ontario Correctional Institute</b> (fire alarm system)	109 McLaughlin Road South	\$1,985,674
14.	<b>City of Brampton Clerks and Service Brampton Offices</b> (interior alterations)	2 Wellington Street West, 1st Fl	\$1,100,000
15.	<b>Jim Archdekin Recreation Centre</b> (interior alterations)	292 Conestoga Drive	\$716,000
16.	<b>Flower City Senior's Centre</b> (addition, fire suppression system)	8870 McLaughlin Road South	\$508,000
17.	<b>Ellen Mitchell Recreation Centre</b> (solar panels)	922 North Park Drive	\$500,000
		Sub Total	<b>\$43,154,874</b>

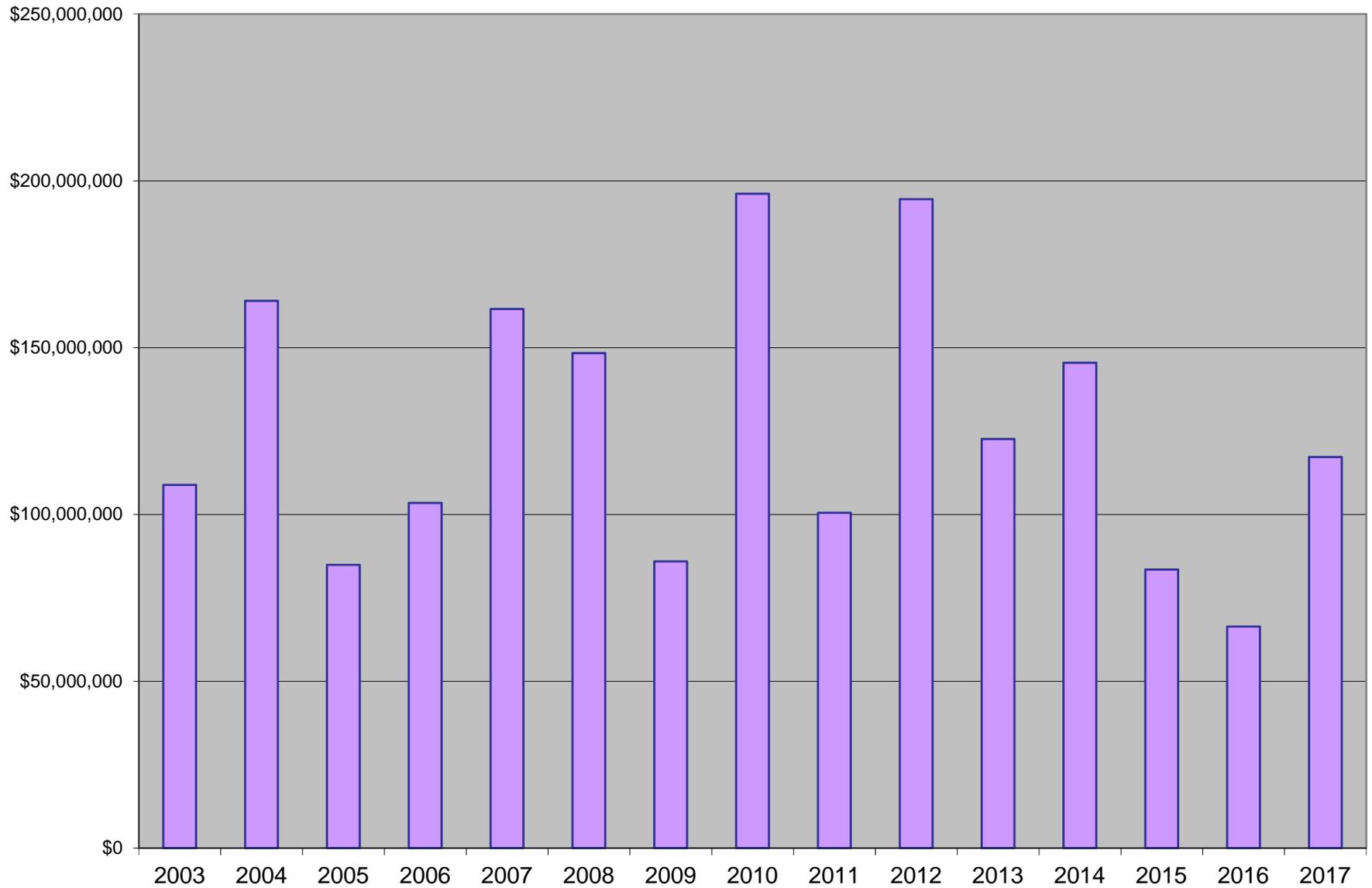
## 15 Year Activity Comparison Residential Construction \$



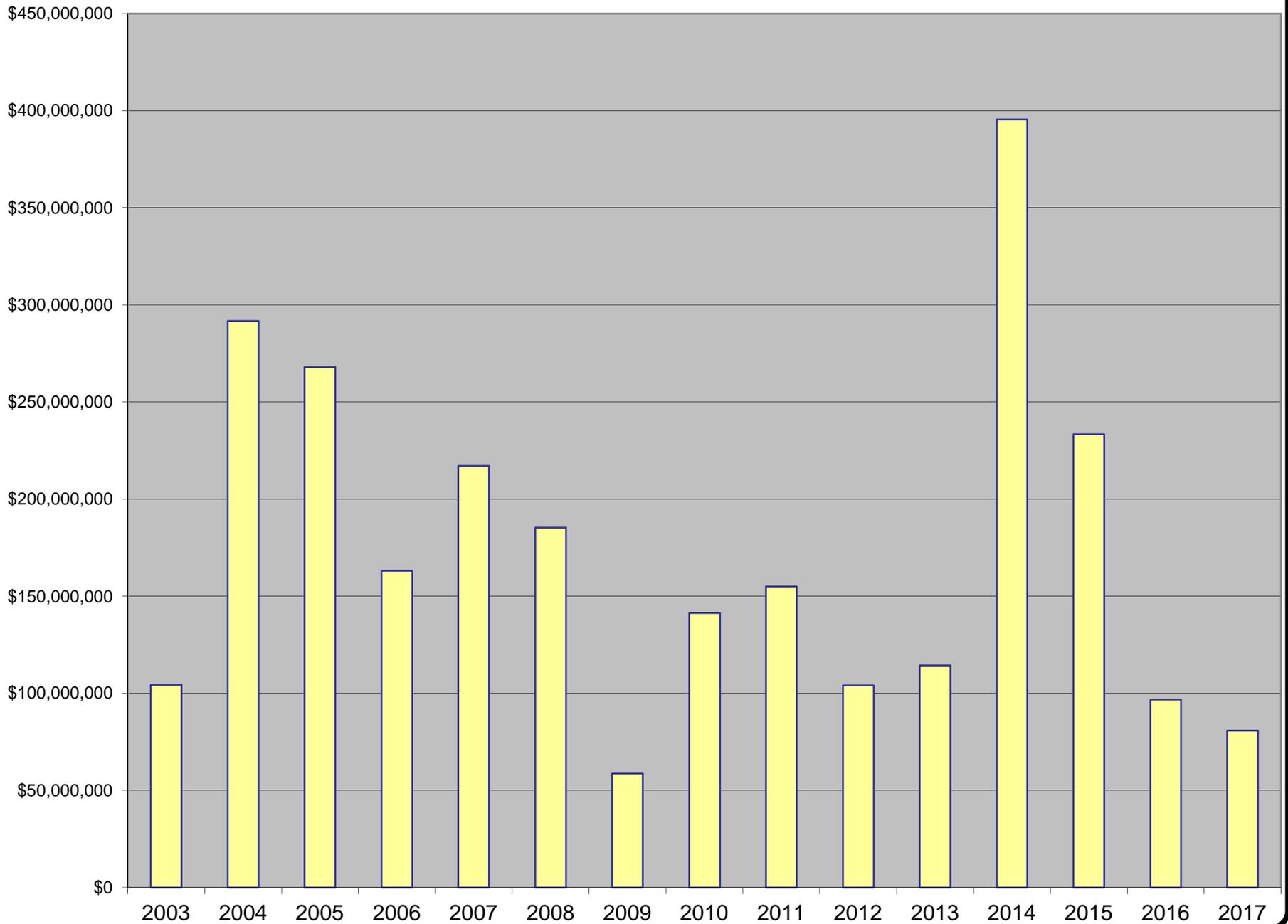
# 15 Year Activity Comparison Industrial Construction \$



# 15 Year Activity Comparison Commercial Construction \$



# 15 Year Activity Comparison Institutional Construction \$



# of DWELLING UNITS

# Residential Activity Profile

