

Date: 2021-10-04

Subject: **Planning, Building & Economic Development – 2021
Development Activity Report**

Contact: **Elaha Safi, Assistant Development Planner**
Elaha.safi@brampton.ca, (905)874-2953
Steve Ganesh, Manager, Development Services
Steve.Ganesh@brampton.ca, (905)874-2089

Report Number: Planning, Bld & Ec Dev-2021-1085

Recommendations:

1. **THAT** the report titled “Planning, Building & Economic Development - 2021 Development Activity Report” be received for information; and
2. **THAT** staff continue to monitor and report on the City’s development activity on an annual basis; and
3. **THAT** staff use the City’s annual development activity report to inform and report on continuous improvement initiatives geared to enhance the City’s development approval process and attract investment aligned with Council’s priorities; and
4. **THAT** the annual development activity report be used to inform the annual operating and capital budget for the Planning, Building & Economic Development Department.

Overview:

- **To date, 2021 has been a year with significant increases in development activity across the City.**
- **Council’s proactive investment in technology has enabled the Planning, Building & Economic Development Department to effectively handle the increase in development and ensure the delivery of core services throughout the COVID-19 pandemic.**
- **Development applications are up 75% from 2020.**
- **The City has realized a 48% increase in site plan applications from 2020.**
- **Brampton currently has 39,510 residential units in our approvals pipeline and 4,971,979 square feet of Office and Industrial developments awaiting approval.**
- **Office vacancy rates have reached an 8-year low at 0.7%.**

- **As of August 31, 2021, 7659 building permits have been issued, a 49% increase from 2020.**
- **As of August 31, 2021, the City has generated \$11,243,443 in building permit revenue.**
- **To keep pace with the increase in development, staff continue to optimize levels of service and enhance customer service through continuous improvement efforts and leveraging technology.**

Background:

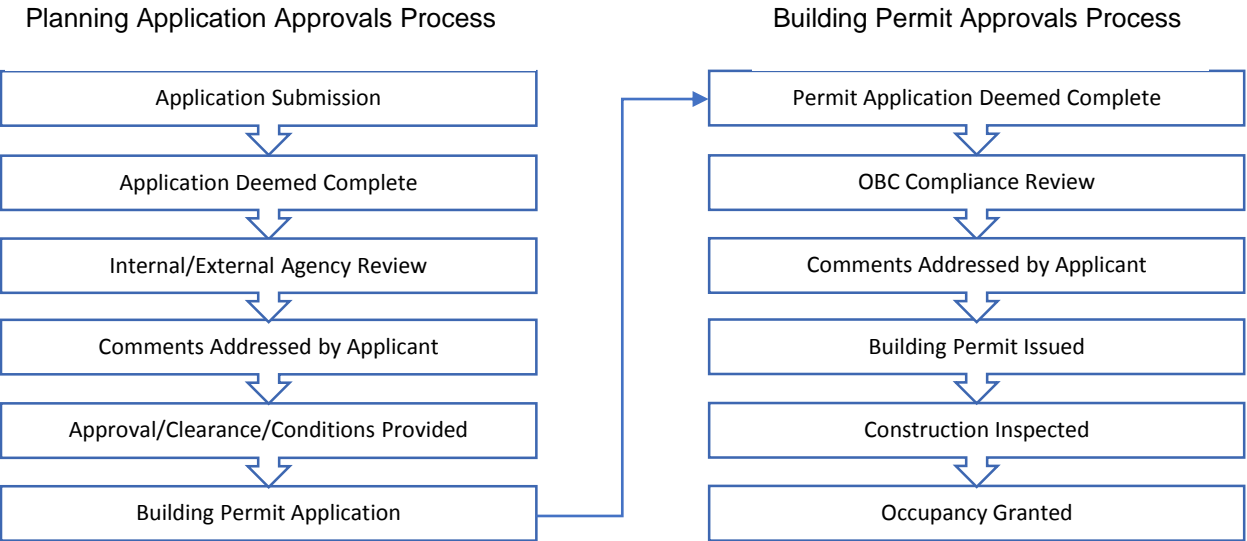
To date, 2021 has proven to be a busy year for the City’s Planning, Building & Economic Development Department. Council’s proactive investment in technology to modernize and improve service delivery enabled the Department to absorb significantly higher volumes of development applications and achieve outcomes associated with:

- Customer service – to the public, stakeholders, businesses, development industry and Council;
- Business intelligence – analyzing performance indicators as a result of the surge in development applications; and
- Continuous improvement - streamlining development approvals to support economic recovery efforts.

This report provides Council with key highlights of the significant increase in development activity for 2021 (as of September 17).

1.0: From Application to Bricks and Mortar

The general lifecycle of development applications submitted to the City has six stages leading to the submission of a building permit application.



While legislation such as “*Bill 108 More Homes, More Choice Act*” prescribes timelines whereby development applications may be appealed to the Ontario Land Tribunal (OLT) if they are not approved within the prescribed period after the applications are deemed to be Complete as per the requirements of the Planning Act (specifically being: 120 days for Subdivisions and Official Plan Amendments, 90 Days for Zoning By-Laws Amendments, 30 days for site plans) these timelines should be taken in the context of:

- complexity of the application (infill versus greenfield);
- time for stakeholder comments to be submitted;
- time required for analysis with supplementary legislation (i.e. Endangered Species Act, Ontario Heritage Act); and
- time for the applicant to prepare submission/re-submission material to the City.

All of these key performance indicators factor into the total application processing time. Staff are currently reviewing the time it takes to process an application from one stage to the next and implementing continuous improvement efforts to minimize any delays, such as expediting our industrial site plan approval process.

1.1 Development Application Volume

To date, the City has experienced a significant increase in the number of development applications submitted in 2021.

Key Highlights (as of September 17th 2021):

- 700 development applications were submitted, a 75% increase from 2020;
- Projecting the current year to date revenues from development applications, we anticipate approximately \$11 million in revenue to be received for 2021, whereas \$4.6 million was budgeted.
- Minor Variance, Site Plan and Pre-Application Consultations (PAC) account for 85% of all applications submitted;
- 218 minor variance applications were submitted, a 151% increase from 2020;
- 198 site plan applications were submitted, a 48% increase from 2020; and
- 173 pre-consultation applications were submitted, a 58% increase from 2020.

Figure 1: Total Applications Submitted, January – September 17th 2019, 2020, 2021

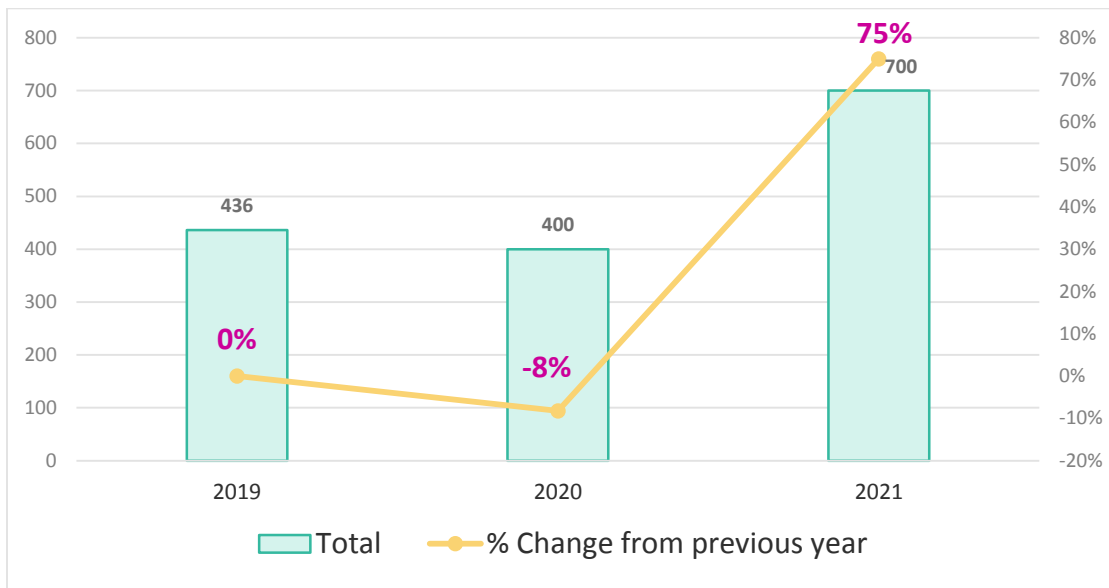
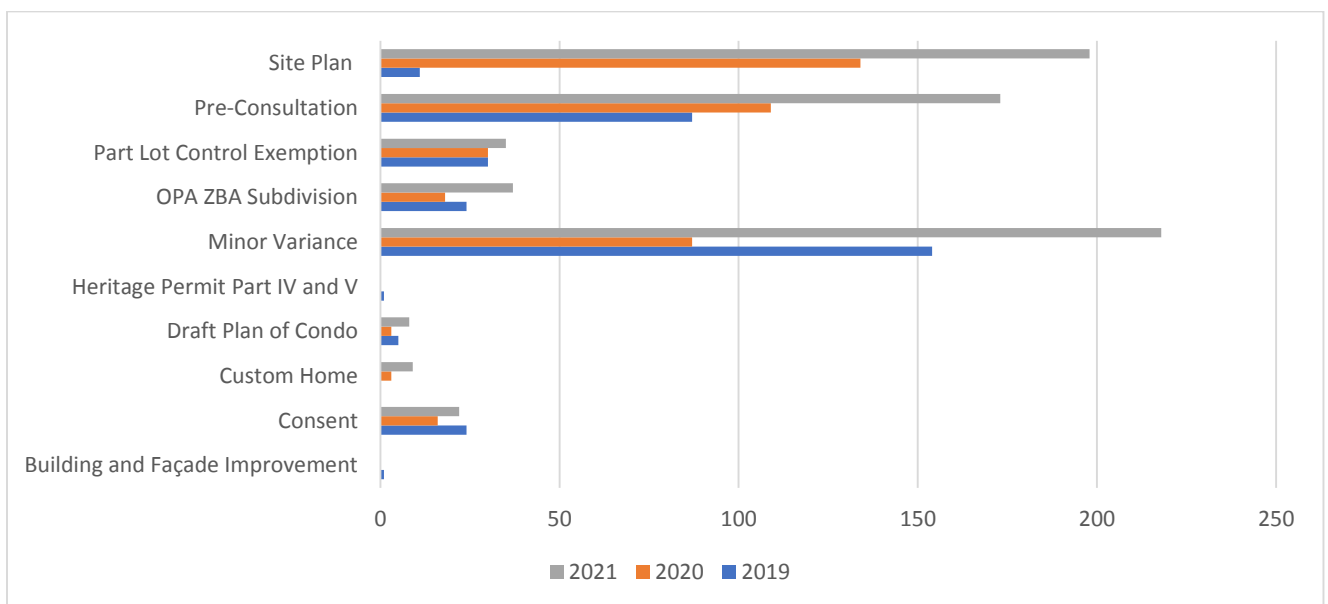


Figure 2: Applications by Type, January – September 17th, 2019, 2020, 2021



At the time of writing this report, a significant number of PAC applications received for Ward 10 have evolved to formal development applications which will create a surge in the Draft Plan of Subdivision and Zoning By-law Amendment activity for staff in the balance of this year leading into 2022.

1.2 The City’s Development Approval Pipeline

With an increase in development applications, it’s important to take stock of our development approvals pipeline from a residential and employment vantage point.

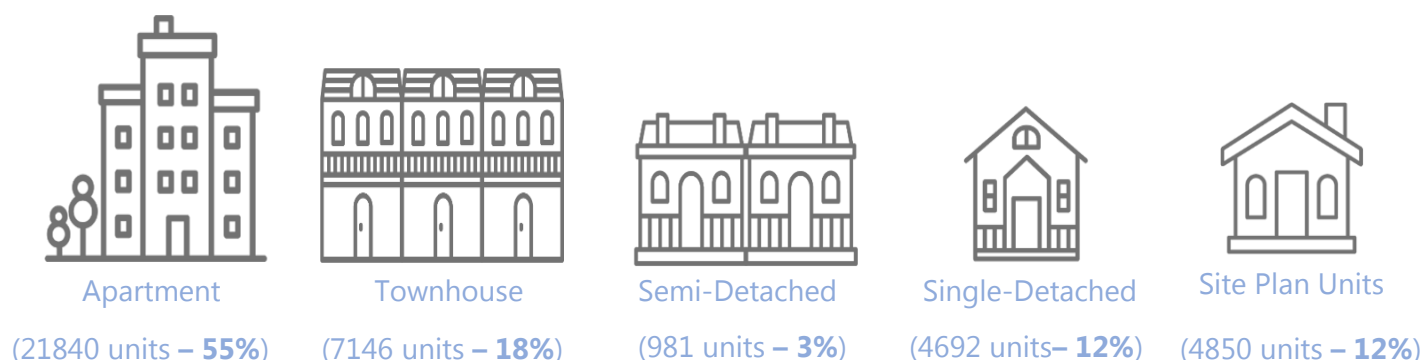
Residential Development Activity (January 2019 to September 17, 2021):

Over this period of time approximately 39,510 residential units have been submitted to the Development Services Division for approvals. While planning approvals for some of these units would have now been issued, this information shows the composition of units being sought by the development industry.

Key Highlights:

- 85% of these units are proposed through Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications;
- Apartment units account for 55% of all units;
- Semi-detached units account for only 3% of all units; and
- Brampton is trending to realize a significant increase in Apartment units as the City shifts from greenfield subdivision approvals towards intensification of the built up area.

Figure 3: Composition of all residential units proposed - by Type – from January 2019 to September 17 2021



**The Accela software does not currently track the type of unit proposed for Site Plan applications.*

1.3. Office and Industrial Development Activity (January 2019 to September 17, 2021):

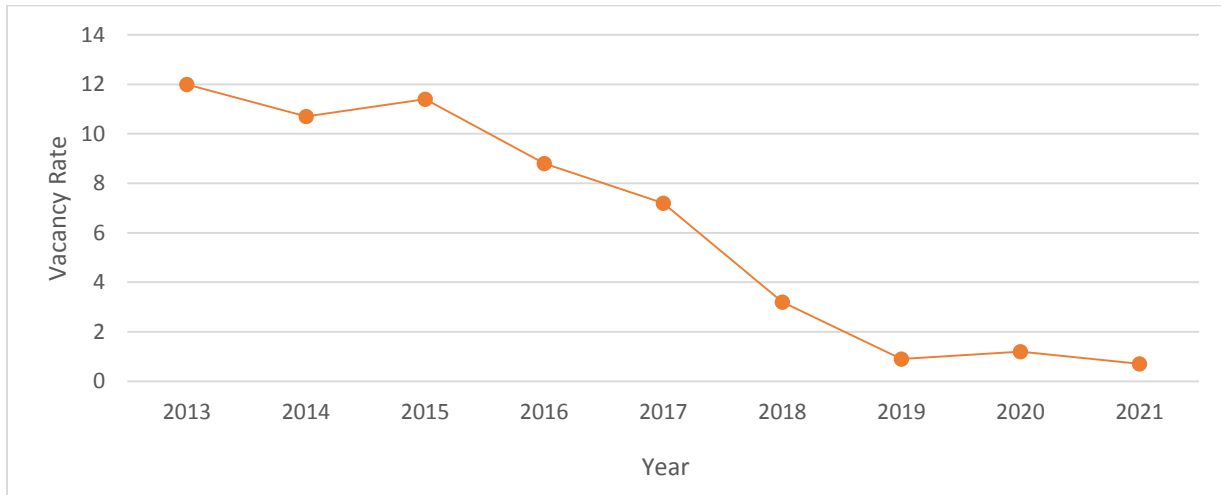
As intensification along key corridors occurs and new areas such as Secondary Plan 47 are approved for development, investment in office and industrial developments are on the rise.

Key highlights:

- 771,772 square feet of Office and Industrial developments have received approval;
- 4,971,979 square feet of Office and Industrial developments are awaiting approval;
- Office vacancy rates* have reached an 8-year low at 0.7%; and
- Office space inventory has increased by 62,000 square feet since 2020.

**Vacant space refers to all space not currently occupied by a tenant, regardless of any lease obligation that may be on the space.*

Figure 4: Office Vacancy Rate, 2013-2021



Data Source: CoStar

From Figure 4, it is evident that Brampton’s office vacancy rate has trended down significantly since 2013. The low vacancy rate of office space indicates that there is a demand for more office space. Table 3 confirms the growth in office space despite the economic slow-down associated with the pandemic, noting a 1.1% increase in office space from 2020 to 2021.

Table 3: Inventory of Constructed Office Space, 2018-2021

Year	Inventory of Office Space (sq.ft.)
2018	5,588,353
2019	5,588,353
2020	5,594,540
2021	5,656,540

Data Source: CoStar

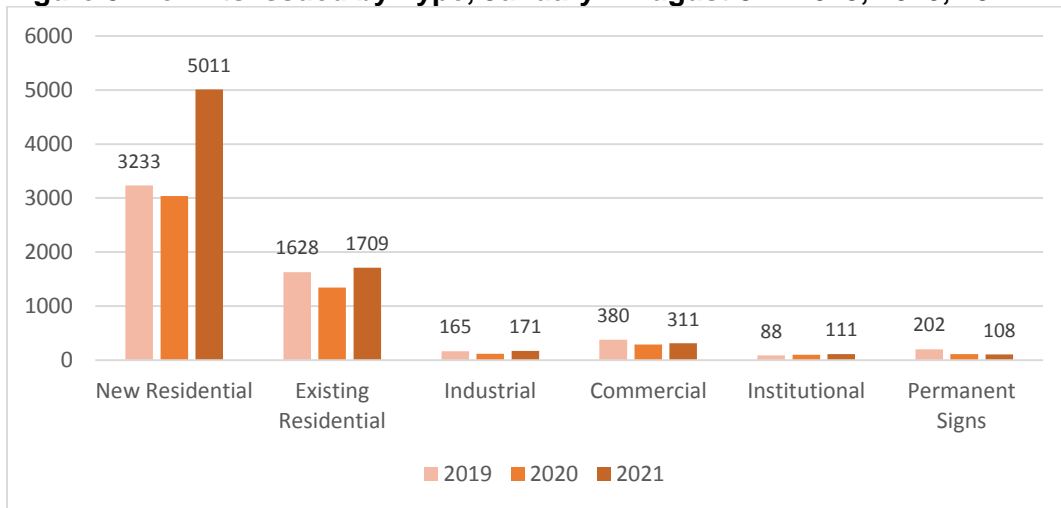
1.4: Building Permit Activity

The increase in development applications has also borne a reciprocal increase in our building permit activity in 2021.

Key highlights (As of August 31st 2021):

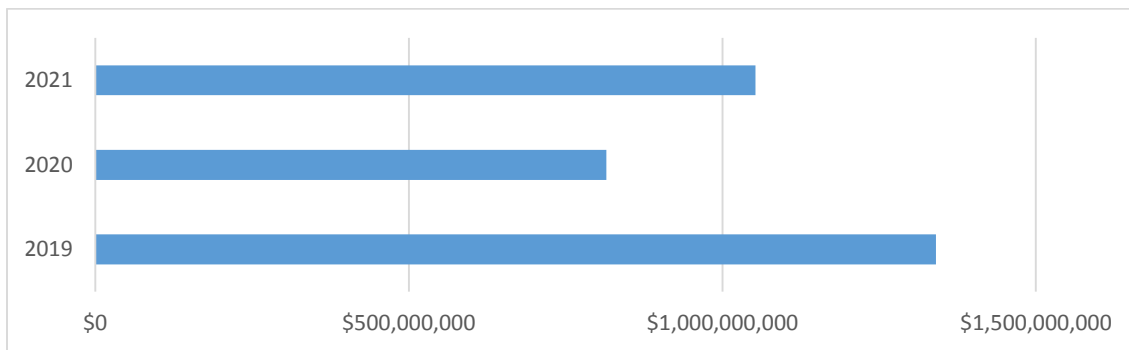
- 7659 permits have been issued year to date, a 49% increase from 2020;
- Construction value of all issued permits has reached \$1.05 billion year to date;
- To date, the City has generated approximately \$11,243,443 in permit revenue;
- 88% of all issued permits were for residential developments; and
- 5,011 permits were issued for New Residential developments (i.e. detached, semi-detached, townhouse, multiple-unit building and two unit dwellings), a significant increase from previous years.

Figure 5: Permits Issued by Type, January – August 31st 2019, 2020, 2021



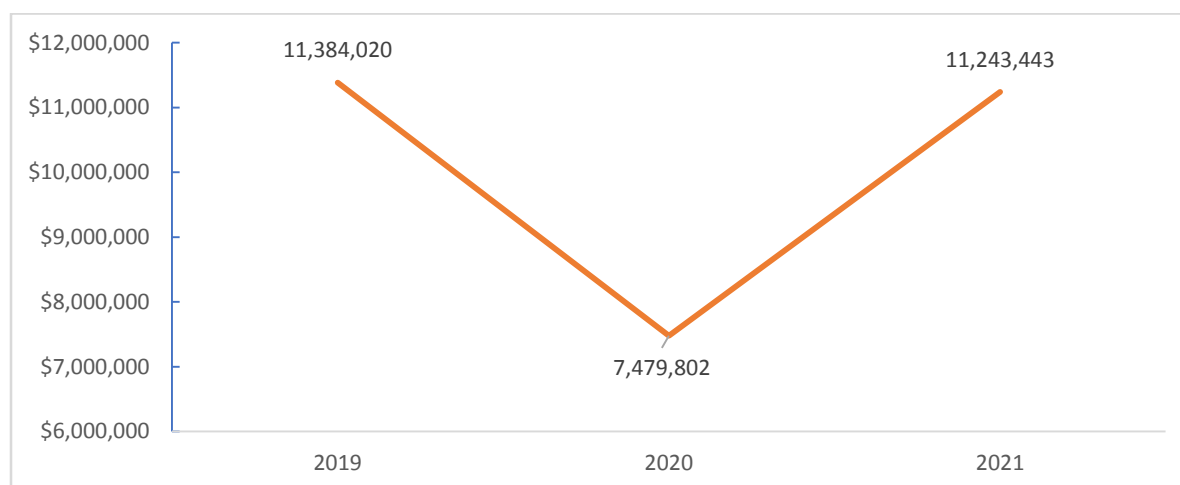
Brampton is a leading municipality for regulating secondary suites as a means of alternative housing, a major factor contributing to the spike in New Residential permits. The Building Division issues over 3500 second-unit permits annually, 6100 second unit permits are projected for the end of 2021.

Figure 6: Construction Value of Issued Permits, January – August 31 2019, 2020, 2021



The City of Brampton’s Building Division consistently reaches over \$1 billion in construction value (at 2017 const. costs) for issued permits. The total revenue for building permits in 2021 remains high at \$11.24 million despite a decrease in 2020 related to the COVID-19 pandemic.

Figure 7: Permit Revenue, January – August 31 2019, 2020, 2021



2.0 Development Fueling More Investment:

Brampton’s proximity to Toronto, combined by access to several major highways, and investments in transit, positions Brampton as an attractive location for office real estate.

There are a several key development projects that are both underway and anticipated to be received in the near future that are expected to increase the amount of office in the City by several 100,000 sq.ft. in the next year or so.

The table below highlights recent notable office developments are formally submitted that will be unfolding in the City.

Table 4: Key Office Developments in the City

Ward	Proposal Description	Proposed Square Footage (Office Only)
3	Alectra Utilities Corporation – the development is situated on a 19.24 acre site, fronts onto Kennedy Rd. South, and has office and industrial space.	100,000
4	Kaneff Properties – 4 storey office building located along the West of Financial drive and North of Highway 407.	120,000
6	Mixed use development, consisting of two hotels, a freestanding office tower with ground floor retail and restaurant and freestanding banquet hall – located in the South-West corner of Mississauga Rd and Steeles Avenue.	88,000
8	Two office/commercial buildings – located along the West of Gorewood Drive and North of Highway 407.	35,000

Corporate Implications:

Financial Implications:

There are no financial implications directly associated with this staff report. Any adjustments to revenue or funding required as a result of development activity will be incorporated in future budget submissions, pending Council approval.

Other Implications:

Term of Council Priorities:

The data and analysis highlighted in this report aligns with the Strategic Direction – “Brampton is a Well-Run City”.

Conclusion

While the COVID-19 pandemic has been very disruptive, the City of Brampton continues to attract investment demonstrating confidence from the development industry and business. To keep pace with the increase in development, staff continue to optimize levels of service and enhance customer service through continuous improvement efforts and leveraging technology. Staff will continue to report on these key trends to inform Council’s decisions regarding future growth, investment, advocacy and the City’s operating/capital budget requirements.

Authored by:

Reviewed by:

Elaha Safi, MPI
Assistant Development Planner

Steve Ganesh, MCIP, RPP, Manager,
Development Services
&
Allan Parsons, MCIP, RPP, Director
Development Services

Approved by:

Submitted by:

Richard Forward, MBA, M.Sc., P. Eng
Commissioner, Planning, Building &
Economic Development

David Barrick,
Chief Administrative Officer