

BUILDING DIVISION 2021 YEAR-END REPORT

**Planning, Building and Economic
Development Department**



TABLE OF CONTENTS

1. Building Division Overview
2. 2021 Building Division Activity
3. Summary of New Residential
4. New Residential Sales Centres in 2021
5. Industrial Construction Activity
6. Commercial Construction Activity
7. Institutional Construction Activity
8. 15 Year Activity Comparison
 - Residential Construction \$
 - Industrial Construction \$
 - Commercial Construction \$
 - Institutional Construction \$
9. Residential Activity Profile
10. 2 Unit Applications Received
11. 2 Unit Dwelling Registrations

BUILDING DIVISION OVERVIEW

The Building Division's goal of investing heavily in technology improvements over the past two years has proven to be beneficial in the wake of the pandemic. Digitization of our property records, mobile inspection recording, queue management, on-line services for application and payment intake and remote video inspections were all launched in 2020. This allowed the division to maintain business continuity throughout the Provincial emergency measures and business restrictions.

In 2021, the Building Division conducted a record setting 228,036 inspections, took in a record setting 5732 applications for two-unit dwellings and issued permits for a total construction value of over 1.73 billion dollars. We will continue to invest in technology improvements in 2022 to make the most efficient use of the additional staff resources that have been approved by Council. We will find new and innovative ways to continually improve our customer service.

The Building Division is dedicated to supporting the efforts of Planning and Economic Development as the City of Brampton moves forward into the economic recovery stage of the COVID pandemic.

BUILDING ACTIVITY LEVELS 2003 – 2021

YEAR	CONSTRUCTION VALUE OF PERMITS ISSUED	PERMIT REVENUE	PERMITS ISSUED	INSPECTIONS CONDUCTED
2021	1,726,343,380	17,502,025.95	12,105	228,036
2020	1,370,612,129	12,837,631.41	8740	177,292
2019	1,808,339,617	18,022,434.85	8739	152,563
2018	864,808,192	8,663,396.80	5,632	132,679
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	1,487,294,311	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	1480,704,166	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

2.

BUILDING DIVISION ACTIVITY

		2021	2020	2019
PERMIT ACTIVITY				
New Residential:	Detached	950	827	893
	Semi-Detached	118	144	356
	Townhouse	636	508	928
	Multiple Unit Building	27	14	9
	2 Unit Dwellings	6,157	3,789	2,519
	Sub Total	7,888	5,282	4,705
	Revisions/Resittings/Site Services	301	163	133
	Sub Total	301	163	133
Existing Residential:	Additions	65	46	50
	Alterations	1,874	1,632	1,935
	Revisions/Demolitions/Miscellaneous	782	681	652
	Sub Total	2,721	2,359	2,637
Industrial:	New Building	13	8	14
	Additions/Alterations/Miscellaneous	259	201	234
	Sub Total	272	209	248
Commercial:	Retail New Building	20	15	14
	Additions	3	1	1
	Alterations/Other	290	239	333
	Office New Building	4	2	2
	Additions	3	1	0
	Alterations/Other	177	161	212
	Sub Total	497	419	562
Institutional:	New Building	3	10	6
	Additions/Alterations/Miscellaneous	203	140	133
	Sub Total	206	150	139
Permanent Signs	Sub Total	220	158	315
	TOTAL	12,105	8,740	8,739

CONSTRUCTION VALUE

Total Construction Value	\$1,726,343,380	\$1,370,612,129	\$1,808,339,617
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REVENUES

Permit Fees	\$17,502,025.95	\$12,836,611.41	\$18,022,434.85
Permit Administration Revenues	\$1,582,813.56	\$1,442,723.37	\$2,239,559.73
TOTAL	\$19,084,839.51	\$14,279,334.78	\$20,261,994.58

INSPECTION SERVICES

Inspections Completed	228,036	177,292	152,563
Occupancy Permits Issued	5,537	4,269	3,006
Certificates of Final Inspection Issued	7,129	2,293	3,274
Prosecutions: Convictions	4	6	19
Portable Sign Permits Issued	428	805	1,301

ZONING SERVICES

Compliance Letters	472	402	449
Pool Enclosure Permits	130	82	54
Zoning Notices Sent	93	131	206

3.

Summary of New Residential

1.	Low Rise	Builder	# of Dwelling Units
		1. Paradise Homes	221
		2. Rosehaven Homes	148
		3. Townwood Homes	147
		4. Great Gulf Homes	142
		5. National Homes	139
		6. Poetry Living Homes	137
		7. Aspen Ridge Homes	95
		8. Regal Crest Homes	90
		9. Stanford Homes	87
		10. Opus Homes	69
		11. Deco Homes	68
		12. Tiffany Homes	66
		13. Ashley Oaks Homes	58
		14. Mattamy Homes	53
		15. Sky Homes	43
		16. Country Wide Homes	40
		17. Umbria Homes	32
		18. Zancor Homes	20
		19. Crest Hill Homes	13
		20. Flato Homes	9
		21. Ridgevalley Homes	6
		22. Royal Cliff Homes	4
		23. Pella Homes	2
		24. Fieldgate Homes	1
		25. Gold Park Homes	1
		Total Builder Homes	1691
2.	Custom Homes		13

3. **Multi Storey Buildings**

1.	215 Veterans Drive	255
2.	58 Sky Harbour Drive	67
3.	62 Sky Harbour Drive	67
4.	75 Attmar Drive	66
5.	85 Attmar Drive	66
6.	95 Attmar Drive	66
7.	65 Attmar Drive	50
8.	175 Veterans Drive	26
9.	165 Veterans Drive	24
10.	185 Veterans Drive	18
11.	10 Halliford Place	16
12.	155 Veterans Drive	16
13.	195 Veterans Drive	16
14.	20 Halliford Place	16
15.	30 Halliford Place	16
16.	70 Halliford Place	16
17.	20 Knotsberry Circle	15
18.	25 Knotsberry Circle	15
19.	40 Halliford Place	12
20.	45 Knotsberry Circle	12
21.	50 Halliford Place	12
22.	60 Halliford Place	12
23.	70 Knotsberry Circle	12
24.	80 Knotsberry Circle	12
25.	40 Knotsberry Circle	9
26.	50 Knotsberry Circle	9
27.	10 Knotsberry Circle	6

Total Multi Storey Units **927**

4. **Two Unit Dwelling – Conversions (Building Permits Issued)** **6157**
Two Unit Dwelling – Conversions (Registrations = 3979)

Total Number of Residential Units **8788**

4. New Residential Sales Centres in 2021

1. [Daniels Choice Mount Pleasant Corporation](#) (Daniels Homes) 145 Lagerfeld Drive
2. [National Homes \(Goreway\) Inc](#) (National Homes) 5 Bernard Avenue
3. [Kettle Point Investors Inc](#) (Countrywide Homes) 4555 Mayfield Road

5.

INDUSTRIAL CONSTRUCTION ACTIVITY

(over \$500,000 construction value)

	PROJECT	OWNER	LOCATION	CONSTRUCTION VALUE
1.	Spec shell building	Ubdc Inc	100 Ace Drive	\$54,123,600
2.	Alectra Utilities (shell building)	Alectra Utilities Corporation	200 Kennedy Road South	\$51,969,632
3.	Spec shell building	Admns Brampton Investment Corporation	15 Bramalea Road	\$41,667,600
4.	Amazon (interior finish, interior alterations)	Orlando Corporation	7850 Heritage Road	\$27,353,005
5.	MDA (shell building)	Kaneff Properties Ltd	7500 Financial Drive	\$18,731,986
6.	Smartstop Self Storage	Smartcentres	24 Vodden Street East	\$15,404,400
7.	Amazon (interior finish)	Carttera Management Inc	2300 North Park Drive	\$15,025,000
8.	Spec shell building	10254 Hurontario Property Lp	398 Railside Drive	\$14,742,000
9.	Give & Go (interior alterations)	Nafta Investments Inc	735 Intermodal Drive	\$12,500,000
10.	Energy Solutions Canada (addition)	Manulife Ontario Property Portfolio Inc	180 Walker Drive	\$9,030,600
11.	Self Storage Facility	2586307 Ontario Inc	4 Auction Lane	\$7,135,032
12.	Spec shell building	10254 Hurontario Property Lp	100 Whybank Drive	\$6,688,800
13.	Brampton Brick (interior alterations, site services)	Brampton Brick Ltd	10828 Hurontario Street, Bldg B	\$6,105,000
14.	Hollywood Car Wash	1421374 Ontario Limited	8007 Airport Road	\$5,091,762
15.	Toppits Food (interior and exterior alterations, racking system)	Toppits Foods Ltd	4 Edvac Drive	\$3,928,710
16.	IKO Industries (addition)	Iko Industries Ltd	75 Orenda Road	\$3,828,000
17.	Fed Ex (interior alterations)	Caplink Limited	45 West Drive	\$3,766,000
18.	Northern Green Canada (interior alterations)	Cap Ontario Inc	275 Orenda Road	\$3,131,000
19.	Triple M Metals (complete building, addition)	Giampaolo Investments Limited	471 Intermodal Drive	\$2,894,480
20.	Action Force Transport	2689255 Ontario Inc	350 Deerhurst Drive	\$2,782,464
21.	Maple Lodge Farms (interior and exterior alterations)	Maple Lodge Farms	8301 Winston Churchill Boulevard	\$2,550,000
22.	Maple Leaf Foods (addition)	Maple Leaf Foods	97 Walker Drive	\$2,500,000
23.	Equinix (interior alterations)	Equinix Canada Ltd	1895 Williams Parkway	\$2,290,500
24.	Victualic (unit finish, racking system)	Condor Holdings Inc	465 Deerhurst Drive	\$2,154,000

5. INDUSTRIAL CONSTRUCTION ACTIVITY (cont'd)

	PROJECT	OWNER	LOCATION	CONSTRUCTION VALUE
25.	IKO Industries (interior alterations)	Hove Street Properties Limited	40 Hansen Road South	\$1,765,000
26.	Car Wash	2170384 Ontario Corp	75 Cottrelle Boulevard	\$1,755,000
27.	Site services for industrial building	Cspac Industrial Ace Dr Gp Inc	100 Ace Drive	\$1,500,000
28.	Interior alterations for multiple tenant building	Tarlochan Singh	134 Kennedy Road South	\$1,500,000
29.	Boston Scientific (interior alterations, racking system)	Gwl Realty Advisors	2 Paget Road	\$1,400,000
30.	Speedy Transport Group (addition, interior and exterior alterations)	Terminal 410 Inc	265 Rutherford Road South	\$1,060,900
31.	Armcell Canada (interior alterations)	Itpds Ltd	153 Van Kirk Drive	\$1,000,000
32.	Site services for industrial buildings	Kaneff Properties Ltd	7500-7510 Financial Drive	\$1,000,000
33.	Canadian Tire Warehouse (interior alterations, guard house)	Hurontario Industrial Properties Limited Partnership	10200 Hurontario Street	\$923,320
34.	Energy Solutions Canada (interior alterations, site services)	Manulife Ontario Property Portfolio Inc	180 Walker Drive	\$862,400
35.	Mr Lube (shell building)	Yaruo Developments 2 Inc	315 Fogal Road	\$857,220
36.	Novexco (interior alterations)	Chariot Capital 2011 Lp	1325 Clark Boulevard	\$840,000
37.	Accuristix (racking system)	Accuristix	200 Edgeware Road	\$744,000
38.	Canadian Tire Warehouse (interior alterations)	8550 Goreway Portfolio Inc	8550 Goreway Drive	\$580,000
39.	Clark Transit Facility (interior alterations)	The Corporation Of The City Of Brampton	185 Clark Boulevard	\$575,000
40.	Region of Peel Salt Management Facility (interior and exterior alterations)	The Regional Municipality Of Peel	2 Copper Road	\$545,000
41.	Charger Logistics (interior alterations)	2786330 Ontario Inc	69 First Gulf Boulevard	\$511,700
42.	Brenntag Canada (interior and exterior alterations)	Brenntag Canada Inc	238 Glidden Road	\$510,000
43.	Robes Cannabis (interior and exterior alterations)	Massco Developments Ltd	67 Selby Road	\$510,000
44.	Exterior alterations for multiple tenant building	Orlando Construction	2675 Steeles Avenue West	\$500,000

6.

COMMERCIAL CONSTRUCTION ACTIVITY

(over \$500,000 construction value)

	PROJECT	OWNER	LOCATION	CONSTRUCTION VALUE
1.	Bramalea City Centre (interior and exterior alterations)	Morguard Corporation Bramalea City Centre Equities Inc	25 Peel Centre Drive	\$5,068,048
2.	Lullaboo Nursery & Childcare Centre (complete building, site services)	Quadspring Inc	760 Wanless Drive	\$3,375,764
3.	Hyundai Dealership	Pag Realty 1 Inc	80 Coachworks Crescent	\$3,204,500
4.	Kia Dealership	Pag Realty 1 Inc	85 Ace Drive	\$3,040,200
5.	Spec shell building	Admns Brampton Investment Corporation	17 Bramalea Road	\$3,027,000
6.	Site services for multiple tenant building	Mcvean Commercial Centre Ltd	11615 McVean Drive	\$3,000,000
7.	Addition, interior alterations (no occupancy)	Inzola Construction Inc	145 Queen Street East	\$2,503,240
8.	Canadian Tire (addition, interior alterations, relocate frost house, fire alarm upgrade)	Canadian Tire Real Estate Ltd	10 Great Lakes Drive	\$2,367,900
9.	Spec shell building for multiple tenants	Tri-Cav Investments Limited	10 Beaumaris Drive	\$2,269,644
10.	Ultramar Gas Station, Convenience Store and Car Wash (complete building, canopy structure)	Yaruo Developments 2 Inc	305 Fogal Road	\$2,197,962
11.	Genesis Car Dealership	Pag Realty 1 Inc	70 Coachworks Crescent	\$2,176,200
12.	Canadian Blood Services Plasma Donor Centre (unit finish, exterior alterations)	Kaneff Properties Limited	8255 Financial Drive, Unit 3	\$1,774,000
13.	Spec shell building for multiple tenants	Chacon Remembrance Inc	645 Remembrance Road	\$1,450,000
14.	Spec shell building	Admns Brampton Investment Corporation	11 Bramalea Road	\$1,410,000
15.	Trios College (interior and exterior alterations)	Morguard Investments Ltd (Agent For Bcc Equities Inc)	60 Peel Centre Drive, Unit 102	\$1,394,500
16.	Spec shell building for multiple tenants	Castlemore Plaza Inc	10950 Goreway Drive	\$1,369,602
17.	Spec shell building for multiple tenants	Castlemore Plaza Inc	10960 Goreway Drive	\$1,313,676
18.	Spec shell building for multiple tenants	2170384 Ontario Corp	85 Cottrelle Boulevard	\$1,257,750
19.	Daniels Homes (temporary sales office)	Daniels Choice Mount Pleasant Corporation	145 Lagerfeld Drive	\$1,000,000
20.	Site services for multiple buildings	1932411 Ontario Inc	2015-2045 Steeles Avenue West	\$1,000,000
21.	Site services for multiple buildings	Pag Realty 1 Inc	70-80 Coachworks Crescent	\$1,000,000
22.	LCBO (interior alterations)	Lcbo	180 Great Lakes Drive	\$955,500
23.	Shell Gas Station and Car Wash (complete building, canopy structure)	Mimata Investment Corp C/O Treasure Hill	275 Drinkwater Road	\$941,618
24.	Spec shell building for multiple tenants	Castlemore Plaza Inc	10940 Goreway Drive	\$913,601

6. COMMERCIAL CONSTRUCTION ACTIVITY (cont'd)

	PROJECT	OWNER	LOCATION	CONSTRUCTION VALUE
25.	Decathlon (unit finish)	Morguard Corporation Bramalea City Centre Equities Inc	25 Peel Centre Drive, Unit 101	\$900,000
26.	Subji Mandi Grocery Store (unit finish)	Mayfield Arcadeium Holdings Ltd	6465 Mayfield Road	\$900,000
27.	Spec shell building for multiple tenants	Castlemore Plaza Inc	10930 Goreway Drive	\$889,941
28.	CIBC (unit finish)	Morguard Investments Ltd	60 Peel Centre Drive, Unit 101	\$821,917
29.	Site services for multiple buildings	Yaruo Developments 2 Inc	305-315 Fogal Road	\$797,500
30.	Walmart (interior and exterior alterations)	Calloway Reit - Brampton	30 Coventry Road	\$775,000
31.	Spec shell building for multiple tenants	Castlemore Plaza Inc	10910 Goreway Drive	\$688,742
32.	Spec shell building for multiple tenants	Castlemore Plaza Inc	10920 Goreway Drive	\$638,378
33.	Complete building for multiple tenants	8700443 Canada Inc	340 Main Street North	\$636,640
34.	Esso Gas Station and Circle K Convenience Store (shell building, interior finish, canopy structure)	2170384 Ontario Corp	95 Cottrelle Boulevard	\$565,600
35.	IHOP (interior alterations, fire suppression system)	First Gulf Corporation	50 Biscayne Crescent	\$525,000
36.	Spec shell building for multiple tenants	R-Chad Investment Inc	695 Remembrance Road	\$507,910
37.	National Homes (temporary sales office)	National Homes (Goreway) Inc	5 Bernard Avenue	\$500,000
38.	TD Bank (unit finish)	Td Bank Group	60 Peel Centre Drive, Unit 103	\$500,000
39.	Popeye's Chicken (unit finish)	Mayfield Arcadeium Holdings Ltd	6445 Mayfield Road, Unit 101	\$500,000

7. INSTITUTIONAL CONSTRUCTION ACTIVITY

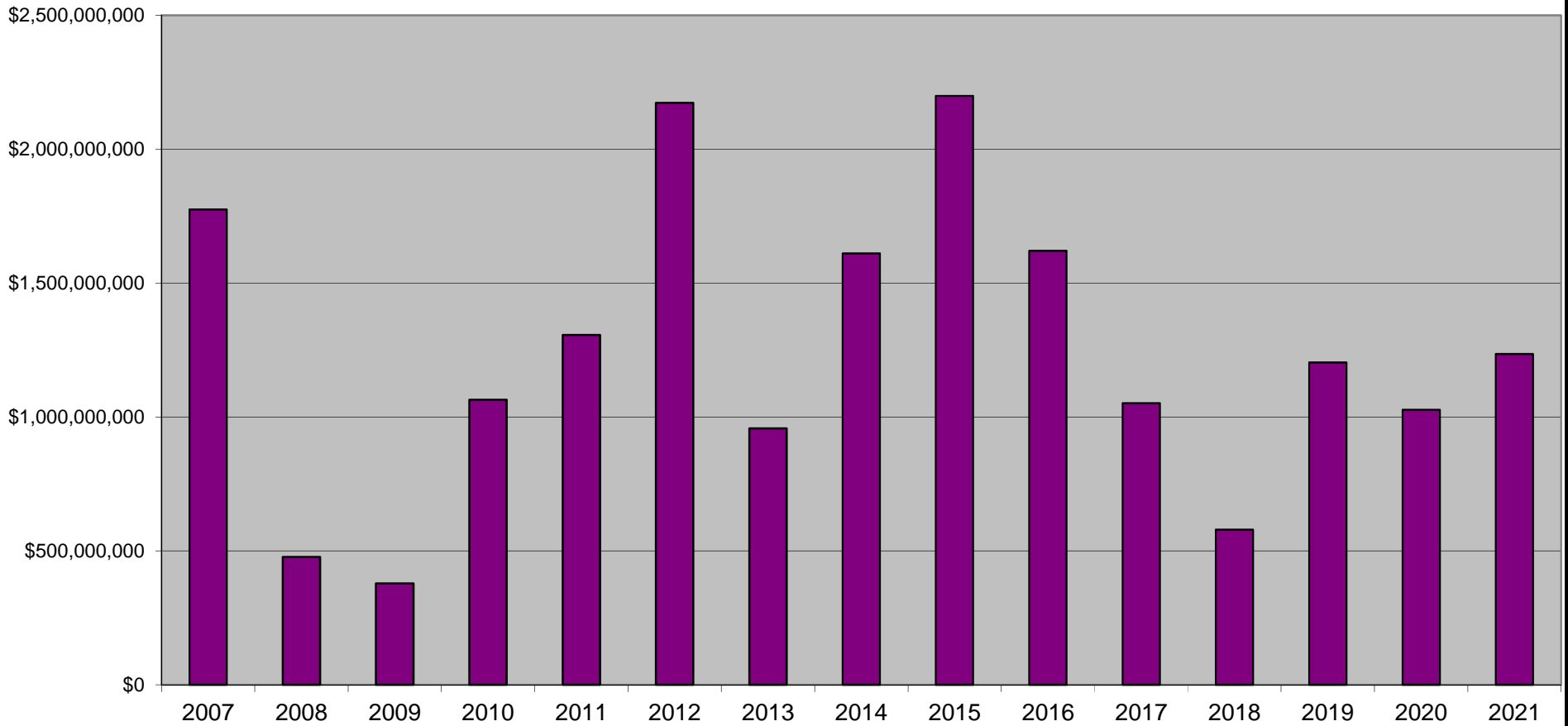
(over \$500,000 construction value)

	PROJECT	LOCATION	CONSTRUCTION VALUE
Public Schools			
1.	Sheridan College (interior alterations)	7899 McLaughlin Road	\$5,037,100
2.	Central Peel Secondary School (interior and exterior alterations)	32 Kennedy Road North	\$2,240,500
3.	North Park Secondary School (interior alterations)	10 North Park Drive	\$1,651,500
4.	St Joachim Elementary School (addition)	435 Rutherford Road North	\$500,000
		Sub Total	\$9,429,100
Separate Schools			
5.	Ecole Secondaire Jeunes Sans Frontieres (addition)	7585 Financial Drive	\$2,477,600
6.	Ecole Elementaire Carrefour Des Juenes (addition)	375 Centre Street North	\$1,141,740
		Sub Total	\$3,619,340
Places of Worship			
7.	Church of Archangel Michael and St Tekla (addition)	12091 Hurontario Street	\$8,655,724
		Sub Total	\$8,655,724
Government Facilities			
8.	OPP and CISO Offices (interior and exterior alterations)	170 Steelwell Road, Unit 400	\$5,007,000
9.	City of Brampton Fire Dept	27 Rutherford Road South	\$3,068,000
10.	Peel Regional Police Sir Robert Peel Centre (exterior alterations)	7750 Hurontario Street	\$3,000,000
11.	City of Brampton Fire Dept	925 Bovaird Drive West	\$2,655,640

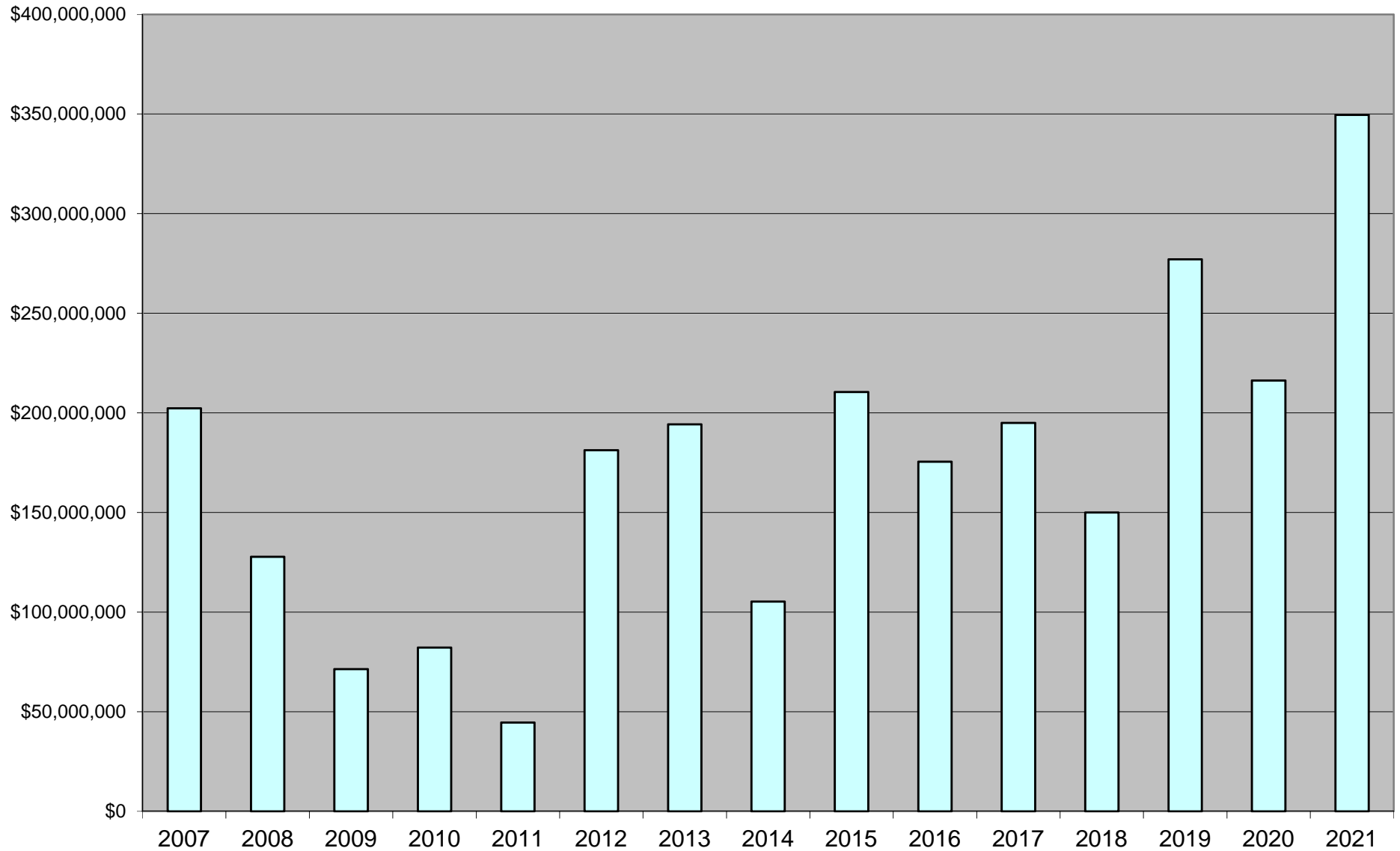
7. INSTITUTIONAL CONSTRUCTION ACTIVITY (cont'd)

	PROJECT	LOCATION	CONSTRUCTION VALUE
12.	Sesquicentennial Park (utility building, shade structure, site services)	11333 Bramalea Road	\$2,486,058
13.	The Rose Theatre (parking garage repairs)	1 Theatre Lane	\$1,134,750
14.	Earncliffe Recreation Centre (interior alterations)	44 Eastbourne Drive	\$980,000
15.	Century Gardens Recreation Centre (interior alterations)	340 Vodden Street East	\$800,000
		Sub Total	\$19,131,448

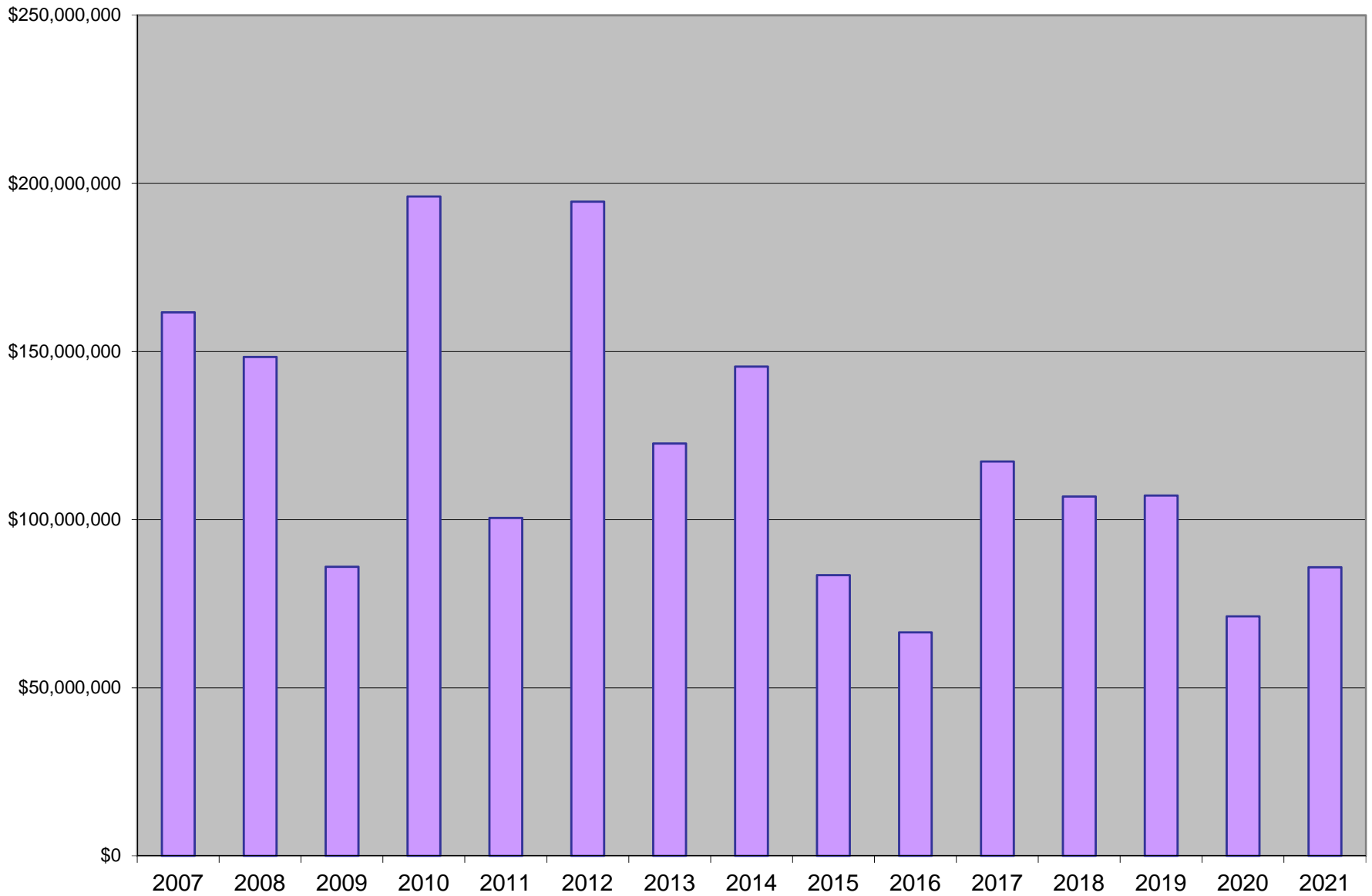
15 Year Activity Comparison Residential Construction Value



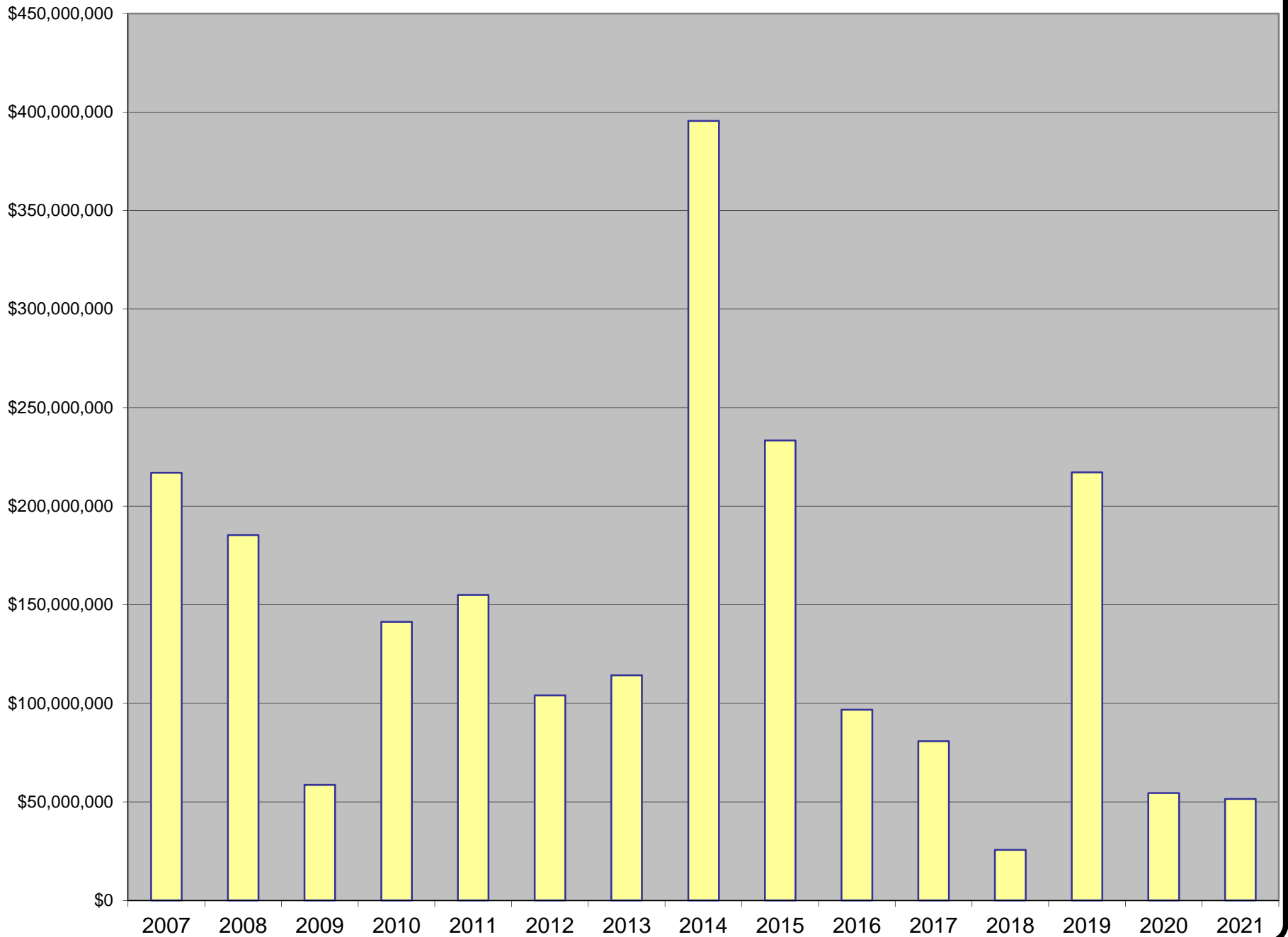
15 Year Activity Comparison Industrial Construction Value



15 Year Activity Comparison Commercial Construction Value

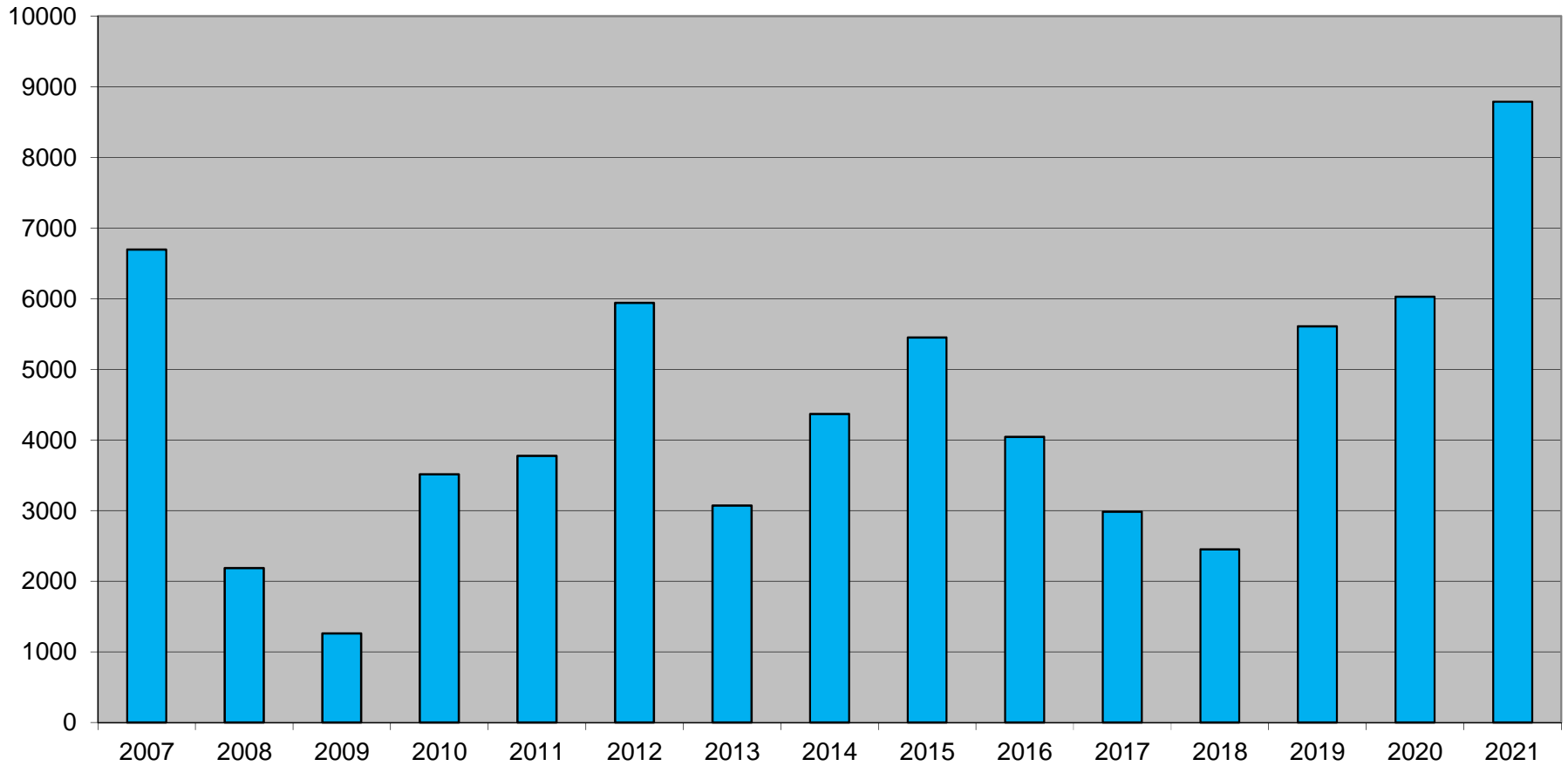


15 Year Activity Comparison Institutional Construction Value

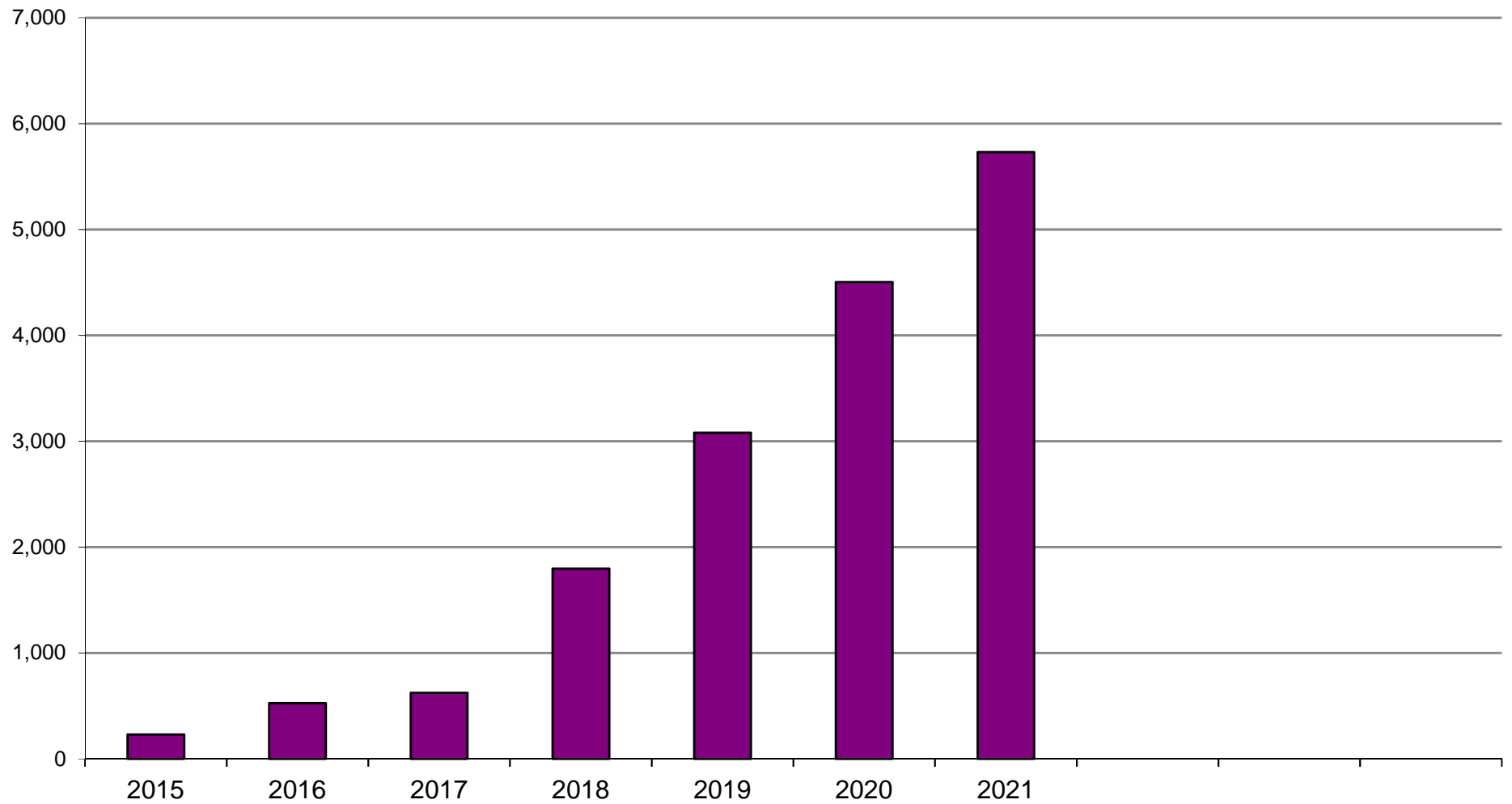


of DWELLING UNITS

Residential Activity Profile



2 Unit Applications Received



2 Unit Dwelling Registrations

