

TORONTO STAFF REPORT

June 17, 2005

To: Planning and Transportation Committee
From: V. Ann Borooah, Chief Building Official & Executive Director
Subject: Building Activity Report for 2004 (All Wards)

Purpose:

This report along with its attachment provides information on building permit activity in the City of Toronto for the year 2004.

Financial Implications and Impact Statement:

There are no financial implications related to the adoption of this report.

Recommendations:

It is recommended that this report including its attachment be received for information.

Background:

This report including the attachment, is intended to provide a composite overview of the building permit activity for the year 2004. The report provides comparisons with the previous year's activity and provides a comprehensive analysis of the various sectors of construction within the industry.

Table 1 below compares the building permit and construction activity highlights back to 1997, the year prior to amalgamation. This table illustrates the high level of construction activity that the City of Toronto has sustained since 1997 with almost twenty five billion dollars of new construction being added to the city. On average 32,269 building permit applications have been received each year since 1997 with an average of 30,265 building permits being issued at an average construction value of 3.1 billion dollars each year over that some period. In the previous six year period, from 1991 to 1996 inclusive, an average of 25,433 building permits were issued on average each year with an average construction value for each of those years of 1.6 billion dollars.

Table 1 Highlights from 1997 to 2004 inclusive

Year	Number of Applications Received	Construct Value - Received [\$Billions]	Number of Permits Issued	Construct Value - Issued [\$Billions]
1997	29,686	\$2.638	27,975	\$2.134
1998	29,075	\$2.525	27,509	\$2.653
1999	26,450	\$2.753	25,166	\$2.482
2000	30,009	\$4.135*	27,921	\$3.210
2001	30,841	\$3.475	28,910	\$2.990
2002	37,227	\$3.523	35,879	\$3.302
2003	35,460	\$4.220	32,631	\$3.978 **
2004	39,405	\$5.527	36,129	\$3.937

* Construction value increased as a result of Sheppard Avenue subway permits.

** On January 1, 2003 the construction value standard used for the purpose of consistent reporting to Statistics Canada and other statistical reports issued by GTA municipalities, was adjusted to reflect increases since 2001. The construction value standard for GTA is generally revised biannually and is used across GTA municipalities for consistent comparative analysis.

Comments:

The City of Toronto experienced unparalleled construction activity in 2004. The number of permits issued in 2004 reached an all time high of 36,129, representing almost four billion dollars in construction value. The large number of permits issued in 2003 and 2004 generated a large volume of work at construction sites across the city requiring the Building Division staff to conduct in excess of 158,000 inspections in 2004.

The surge in high-rise residential condominium development experienced in 2003 continued in 2004. Market outlooks for 2005/6 suggest a slight decline in the residential condominium sector, but there are still a substantial number of condominium and other permit applications being processed in 2005. The institutional and commercial sectors remained strong in 2004. Over 12,300 new residential units were started in 2004, with three million square meters of new gross floor area in all building types being added to the city.

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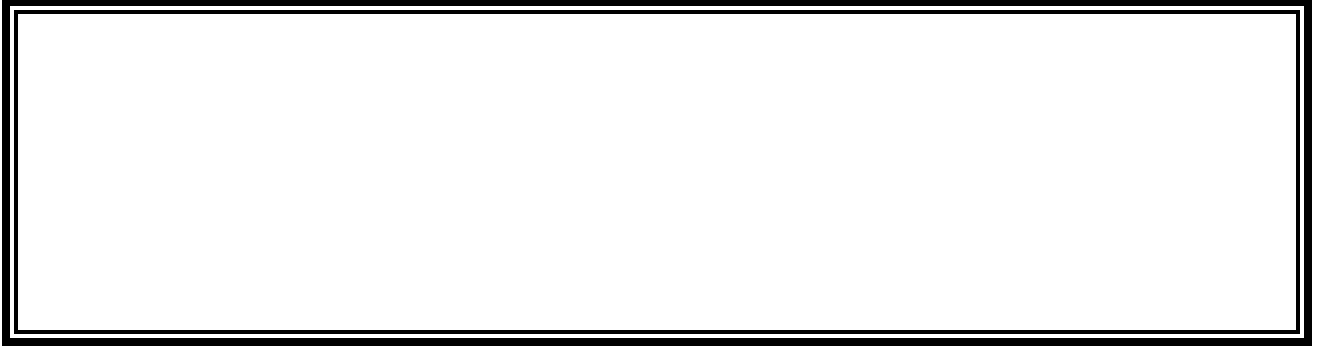
Attachment: Construction Activity & Permit Statistics, 2004 Annual Report



Construction Activity & Permit Statistics

Annual Report

January - December 2004





Construction Activity

12 Month Summary

[January - December 2004]

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Building Permits Reach All Time Peak in 2004



36,129
Building Permits
Processed in 12 Months

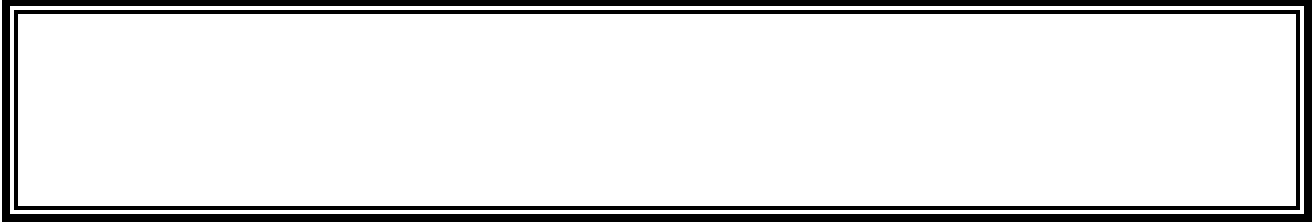


number of permits issued in 2003 and 2004 generated a large volume of work at construction sites across the city requiring the Building Division staff to conduct in excess of 158,000 inspections in 2004.

The surge in high-rise residential condominium development experienced in 2003 continued in 2004. Market outlooks for 2005/6 suggest a slight decline in the residential condominium sector, but there are still a substantial number of condominium and other permit applications being processed in 2005. The institutional and commercial sectors remained strong in 2004. Over 12,300 new residential units were started in 2004, with three million square meters of new gross floor area in all building types being added

YEAR TO DATE DECEMBER 31, 2004

<i>Applications & Permits</i>	<i>2003</i>	<i>2004</i>
Number of Applications Received	35,460	39,405
Construction Value of Applications Received	\$4.22 Billion [\$4,220,128,497]	\$5.53 Billion [\$5,527,000,754]
Number of Permits Issued	32,631	36,129
Construction Value of Permits Issued	\$3.98 Billion [\$3,978,259,718]	\$3.94 Billion [\$3,937,468,627]



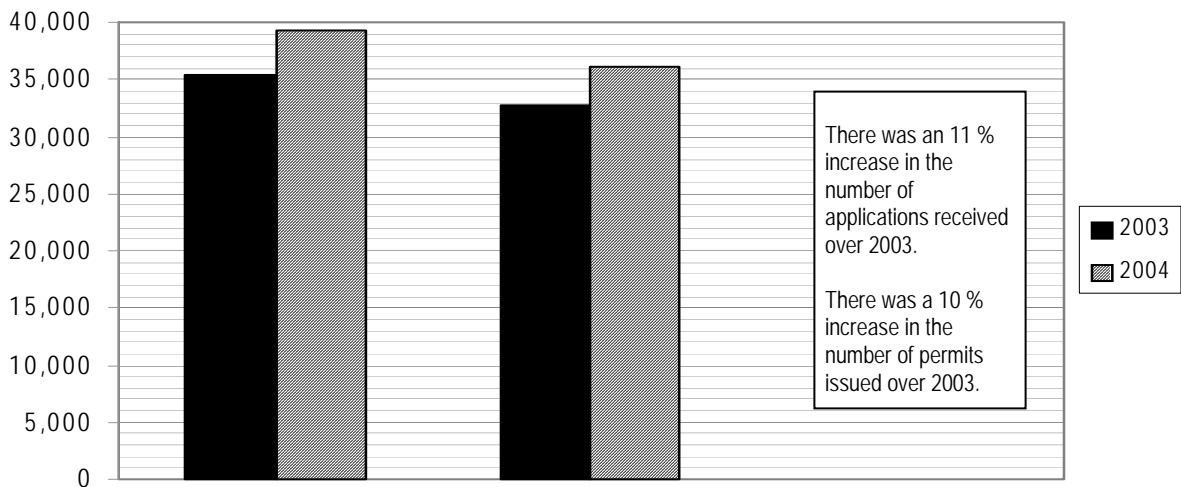
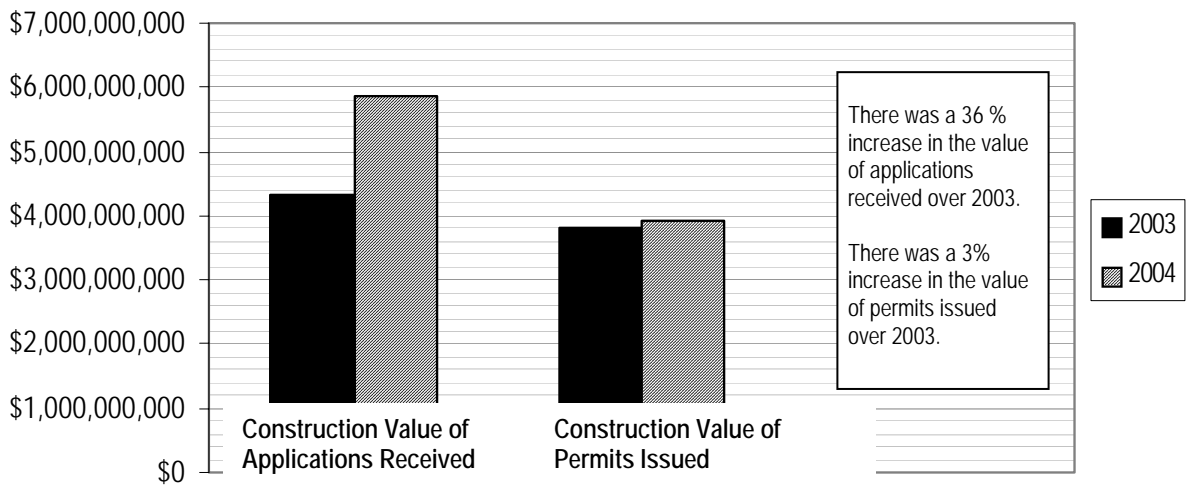


Construction Activity

12 Month Summary

[January - December 2004]

2003 & 2004 Graphical Comparison [Same 12 Month Period]





Number of
Applications Received

Number of
Permits Issued



Permit Analysis 12 Month Summary [January -December 2004]

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PERMIT APPLICATIONS RECEIVED

MONTH	NUMBER OF APPLICATIONS			CONSTRUCTION VALUE		
	2003	2004	% of 2003	2003	2004	% of 2003
January	1,976	2,166	109.62%	\$414,721,676	\$325,115,873	78.39%
February	2,151	2,668	124.04%	\$389,381,981	\$262,922,076	67.52%
March	3,993	3,222	80.69%	\$457,377,626	\$419,613,718	91.74%
April	3,058	3,820	124.92%	\$426,543,836	\$697,424,804	163.51%
May	3,241	4,121	127.15%	\$430,115,423	\$243,309,428	56.57%
June	3,150	4,689	148.86%	\$257,276,021	\$605,758,319	235.45%
July	3,668	2,882	78.57%	\$288,624,848	\$287,579,904	99.64%
August	2,655	3,981	149.94%	\$382,569,125	\$415,611,302	108.64%
September	3,399	2,919	85.88%	\$535,764,335	\$264,290,293	49.33%
October	3,499	2,254	64.42%	\$169,863,111	\$233,727,380	137.60%
November	2,237	2,727	121.90%	\$202,730,031	\$304,934,052	150.41%
December	2,433	3,956	162.60%	\$265,160,484	\$1,466,713,505	553.14%
Y.T.D. Total	35,460	39,405	111.13%	\$4,220,128,497	\$5,527,000,654	130.97%
TOTAL	35,460	39,405	111.13%	\$4,220,128,497	\$5,527,000,754	130.97%

PERMITS ISSUED

MONTH	NUMBER OF PERMITS			CONSTRUCTION VALUE		
	2003	2004	% of 2003	2003	2004	% of 2003
January	2,029	2,260	111.38%	\$361,346,378	\$174,612,101	48.32%
February	1,955	2,364	120.92%	\$216,882,981	\$264,753,897	122.07%
March	2,476	2,698	108.97%	\$176,153,218	\$261,656,109	148.54%
April	2,805	3,045	108.56%	\$263,202,838	\$467,243,744	177.52%
May	3,036	3,066	100.99%	\$406,003,903	\$260,968,583	64.28%
June	3,083	3,400	110.28%	\$277,897,151	\$493,550,916	177.60%
July	3,065	3,065	100.00%	\$329,480,330	\$482,492,841	146.44%
August	2,682	3,036	113.20%	\$307,663,323	\$387,871,518	126.07%
September	2,985	2,827	94.71%	\$258,645,340	\$303,374,617	117.29%
October	3,249	2,912	89.63%	\$372,949,950	\$311,526,930	83.53%
November	2,982	4,452	149.30%	\$673,953,392	\$363,124,811	53.88%
December	2,284	2,998	131.26%	\$334,080,916	\$166,292,560	49.78%
Y.T.D. Total	32,631	36,123	110.70%	\$3,978,259,719	\$3,937,468,627	98.97%
TOTAL	32,631	36,129	110.70%	\$3,978,259,718	\$3,937,468,627	98.97%

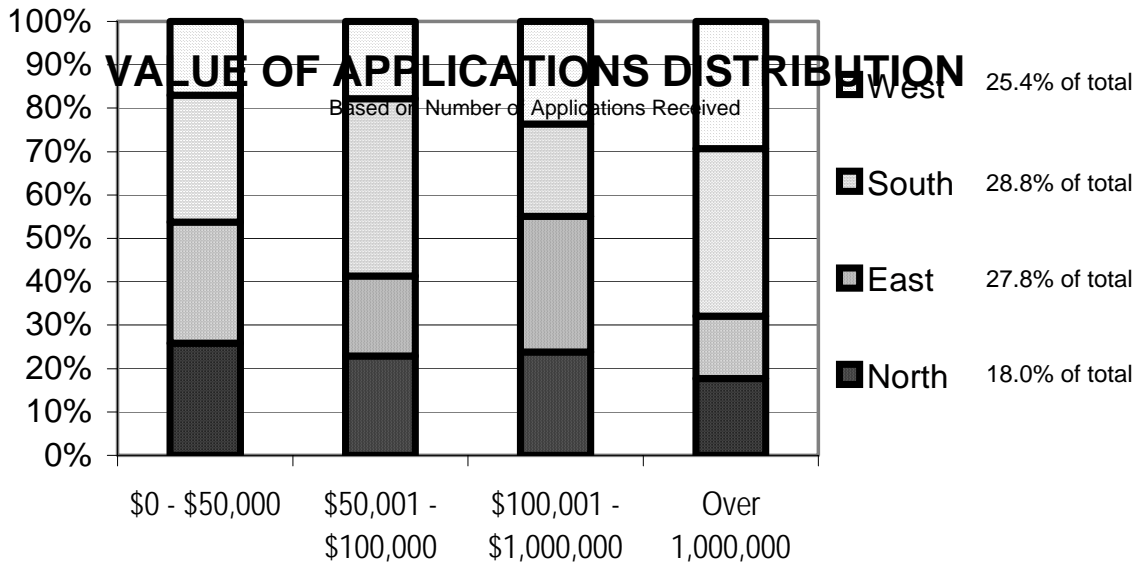




Permit Analysis

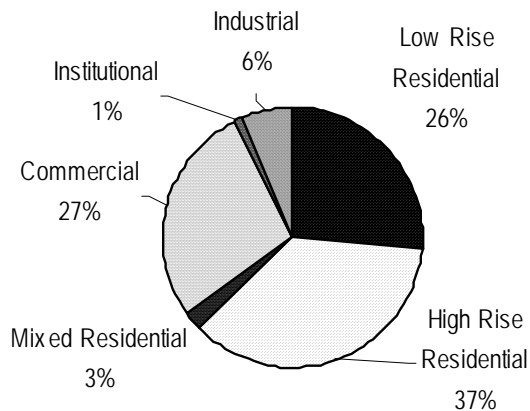
12 Month Summary

[January - December 2004]



CITYWIDE APPLICATIONS RECEIVED – BY TYPE***

YEAR TO DATE DECEMBER 31, 2004



* Low Rise Residential includes Single Family Dwellings, Semis Duplexes, Triplexes, Row & Townhouses
** High Rise Residential includes all other Residential not included in 'Low Rise Residential'
*** This chart based on the Construction Value of Applications Received



Permit Analysis

Annual Report

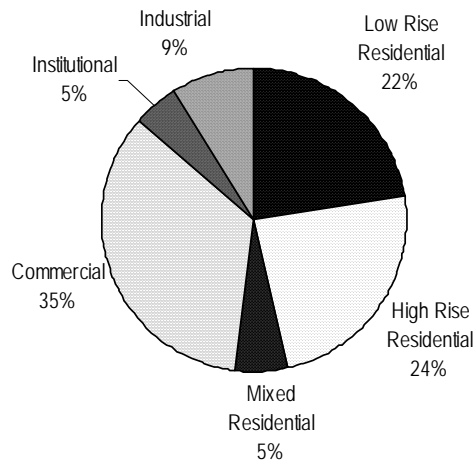
[January – December 2004]

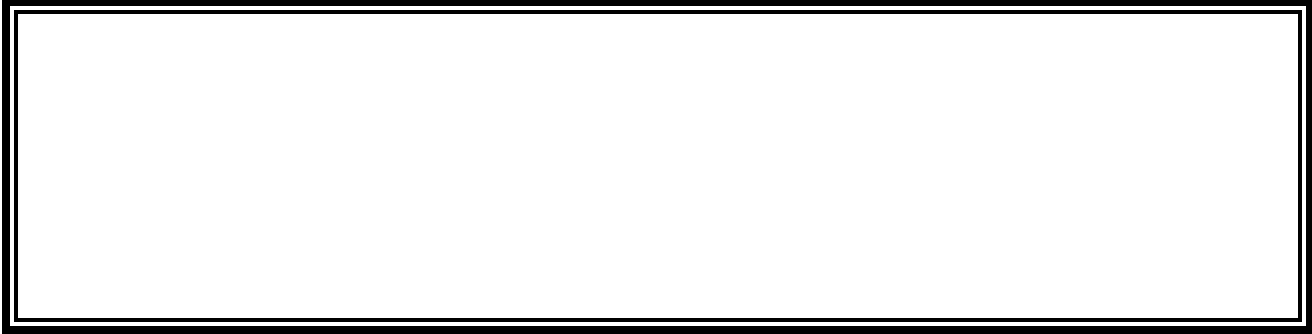
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CATEGORY OF PERMITS	NUMBER OF PERMITS ISSUED		CONSTRUCTION VALUE OF PERMITS ISSUED	
	2003	2004	2003	2004
Single Family Dwellings	18,996	21,102	\$717,787,943	\$692,173,602
Row & Town House	2,339	3,423	\$142,045,861	\$189,316,395
All Other Residential & Mixed Commercial Res.	1165	1,043	\$1,274,579,567	\$1,158,709,075
Commercial	7,547	7,848	\$1,084,422,905	\$1,363,142,157
Institutional	295	291	\$315,363,100	\$178,250,575
Industrial	892	1,005	\$267,676,018	\$354,745,278

CITYWIDE PERMITS ISSUED – BY TYPE***

YEAR TO DATE DECEMBER 31, 2004





* Low Rise Residential includes Single Family Dwellings, Semis Duplexes, Triplexes, Row & Townhouses
** High Rise Residential includes all other Residential not included in 'Low Rise Residential'
*** Chart Based on Construction Value of Permits Issued



Number of Applications

Construction Value Breakdown [January – June 2004]

Page 1

Month Construction Value Categories	North District	East District	South District	West District	Total All Districts
January					
\$0 - \$50,000	352	649	513	231	1,745
\$50,001 - \$100,000	20	14	30	13	77
\$100,001 - \$1,000,000	47	168	64	48	327
Over \$1,000,000	2	2	8	5	17
Total	421	833	615	297	2,166
February					
\$0 - \$50,000	419	646	622	510	2,197
\$50,001 - \$100,000	34	11	52	26	123
\$100,001 - \$1,000,000	70	143	64	52	329
Over \$1,000,000	3	4	10	2	19
Total	526	804	748	590	2,668
March					
\$0 - \$50,000	551	680	777	453	2,461
\$50,001 - \$100,000	40	42	51	29	162
\$100,001 - \$1,000,000	144	121	129	162	556
Over \$1,000,000	5	14	20	4	43
Total	740	857	977	648	3,222
April					
\$0 - \$50,000	605	963	841	644	3,053
\$50,001 - \$100,000	34	13	65	22	134
\$100,001 - \$1,000,000	150	243	96	96	585
Over \$1,000,000	9	4	13	22	48
Total	798	1,223	1,015	784	3,820
May					
\$0 - \$50,000	928	1,363	813	497	3,601
\$50,001 - \$100,000	34	12	61	32	139
\$100,001 - \$1,000,000	159	55	103	43	360
Over 1,000,000	6	5	8	2	21
Total	1,127	1,435	985	574	4,121
June					
\$0 - \$50,000	638	1,558	1,028	646	3,870
\$50,001 - \$100,000	33	60	63	32	188
\$100,001 - \$1,000,000	125	221	125	119	590
Over 1,000,000	7	2	18	14	41
Total	803	1,841	1,234	811	4,689
Jan to June Subtotal					
\$0 - \$50,000	3,493	5,859	4,594	2,981	16,927
\$50,001 - \$100,000	195	152	322	154	823
\$100,001 - \$1,000,000	695	951	581	520	2,747
Over 1,000,000	32	31	77	49	189

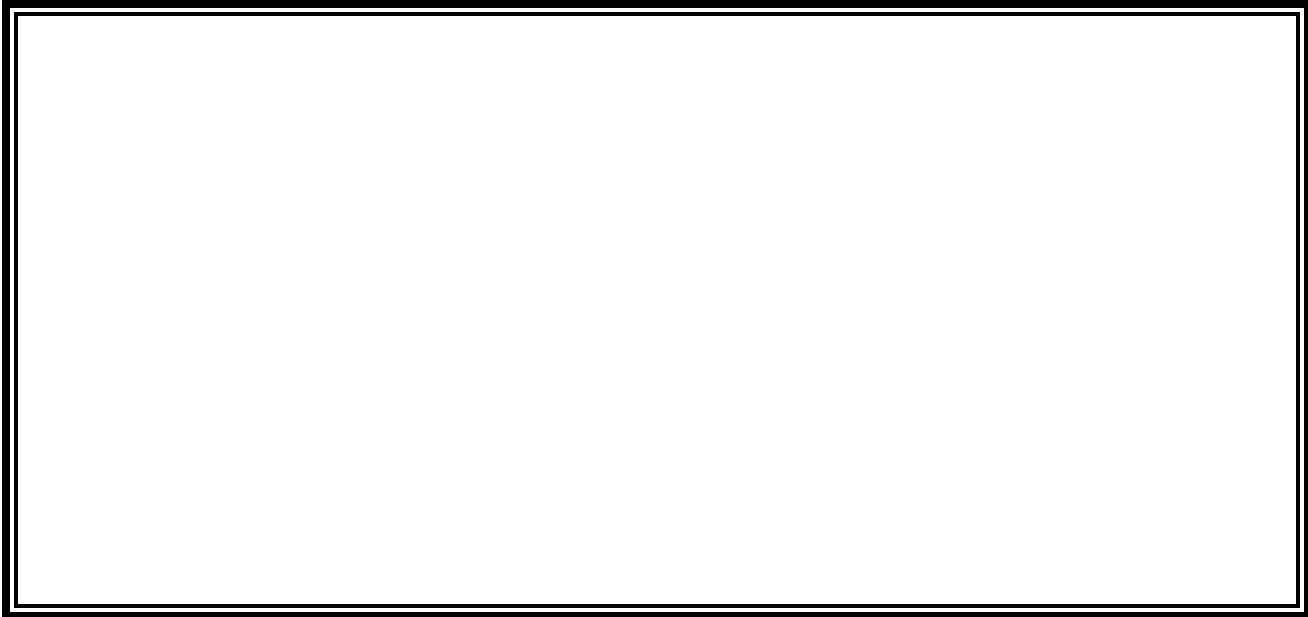


Number of Applications

Construction Value Breakdown [July – December 2004]

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Month	North District	East District	South District	West District	Total All Districts
Construction Value Categories					
July					
\$0 - \$50,000	647	419	912	425	2,403
\$50,001 - \$100,000	32	20	59	25	136
\$100,001 - \$1,000,000	108	60	109	40	317
Over \$1,000,000	9	4	7	6	26
Total	796	503	1,087	496	2,882
August					
\$0 - \$50,000	1,775	416	784	465	3,440
\$50,001 - \$100,000	44	15	67	39	165
\$100,001 - \$1,000,000	91	61	89	107	348
Over 1,000,000	5	9	9	5	28
Total	1,915	501	949	616	3,981
September					
\$0 - \$50,000	693	372	847	496	2,408
\$50,001 - \$100,000	35	19	79	31	164
\$100,001 - \$1,000,000	149	35	99	41	324
Over 1,000,000	3	1	13	6	23
Total	880	427	1,038	574	2,919
October					
\$0 - \$50,000	586	269	745	310	1,910
\$50,001 - \$100,000	30	12	51	18	111
\$100,001 - \$1,000,000	82	21	69	37	209
Over \$1,000,000	4	5	10	5	24
Total	702	307	875	370	2,254
November					
\$0 - \$50,000	579	571	804	338	2,292
\$50,001 - \$100,000	25	14	62	22	123
\$100,001 - \$1,000,000	63	92	80	39	274
Over \$1,000,000	9	2	16	11	38
Total	676	679	962	410	2,727



Applications Received
 Project Values \$1.0 Million or more
 [January – December 2004]

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WARD	LOCATION	PROJECT [Type of work]	VALUE [Construction]
J A N U A R Y			
2	710 Humberwood Blvd E/S	New Apartment Building	\$60 000 000
5	150 Sherway Dr	Interior Alterations to Hospital	\$1 500 000
6	Manitoba & Legion Rd	New Apartment Building	\$32 000 000
15	3401 Dufferin St	Multiple Projects to Multiple Use/Non Residential	\$30 000 000
18	1375 Dupont St	New Apartment Building	\$10 500 000
20	522 Adelaide St W	New Mixed Commercial/Residential	\$7 900 000
20	317 Dundas St W	HVAC: Groups A & B to Art Gallery	\$2 000 000
20	38 Niagara St	New Mixed Commercial/Residential	\$20 000 000
20	259 Richmond St W	Interior Alterations to Multiple Use/Non Residential	\$1 200 000
26	770 Don Mills Rd	Interior Alterations to Exhibition Hall	\$5 000 000
27	167 Church St	New Mixed Commercial/Residential	\$40 000 000
27	130 Queen St W	Interior Alterations to Courtroom	\$5 420 000
28	280 King St E	New Office	\$21 000 000
41	5631 Steeles Ave E	New Retail Store	\$2 000 000
41	5631 Steeles Ave E	New Retail Store	\$4 657 760
F E B R U A R Y			
2	585 Dixon Rd	New Gas Station/Car Was/Repair Garage	\$1 300 000
8	4700 Keele St	Addition to University	\$4 100 000
8	25-29 A Le Page Crt	Interior Alterations to Industrial Processing Plant	\$1 500 000
11	2525 St Clair Ave W	New Retail Store	\$18 500 000
14	66 Roncesvalles Ave	Interior Alterations to Home for the Aged	\$5 000 000
19	650 Fleet St	New Apartment Building	\$30 000 000
19	1005 King St W	New Apartment Building	\$25 000 000

20	286 Dupont St	New Retail Store	\$3 000 000
20	2 A Spadina Ave	New Mixed Commercial/Residential	\$42 000 000
28	120 Adelaide St W	Interior Alterations to Multiple Use/Non Residential	\$1 500 000
28	99 Queen St E	Interior Alterations to Office	\$3 000 000
32	2161 Queen St E	Addition to Library	\$1 250 000
28	145 Queen St W	Auditorium	\$15 000 000
34	1095 Don Mills Rd	New Gas Station/Car Wash/Repair Garage	\$1 200 000
37	20 Ashtonbee Rd	Interior Alterations to Retail Store	\$1 500 000
39	2800 Kennedy Rd	Multiple Projects to Gas Station/Car Wash/Repair Garage	\$1 600 000
41	5631 Steeles Ave E	New Retail Store	\$4 255 130
41	1 Transfer Pl	New Industrial Manufacturing Plant	\$1 200 000
M A R C H			
2	710 Humberwood Blvd E/S	Apartment Building	\$5 000 000
5	250 The East Mall	Addition to Retail Store	\$1 500 000
8	3999 Keele St	New Retail Store	\$1 500 000
8	4700 Keele St	Piping for University	\$2 000 000
11	2525 St Clair Ave W	Retail Store	\$2 000 000
13	1978 Lake Shore Blvd W	New Apartment Building	\$2 000 000
15	65 Orfus Rd	Addition to Arena	\$2 200 000
19	183 Dovercourt Rd	Multiple Projects for Apartment Building	\$6 000 000
19	9 Hanna Ave	Interior Alterations to Police Station with Detention	\$14 000 000
20	321 Bloor St W	Interior Alterations to University	\$1 400 000
20	42 Camden St	New Apartment Building	\$5 700 000
20	100 Mc Caul St	Interior Alterations to College/Trade/Tech School	\$2 000 000
20	750 Spadina Ave	Interior Alterations to Fitness Centre	\$2 000 000
22	212 Eglinton Ave E	New Apartment Building	\$16 000 000
22	2195 Yonge St	New Multiple Unit Building	\$10 000 000
25	2601 Bayview Ave	New Group Home	\$3 000 000
27	30 Bond St	Interior Alterations to Hospital	\$12 000 000
27	519 Church St	Addition to Community Hall	\$3 600 000
27	32 Isabella St	New Office	\$21 000 000
27	111 Queen's Park	Multiple Projects to Art Gallery	\$11 000 000
27	393 University Ave	Canopy without Enclosure for Multiple Use/Non Res	\$1 900 000



Applications Received

Project Values \$1.0 Million or more
[January – December 2004]

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WARD	LOCATION	PROJECT [Type of work]	VALUE [Construction]
27	297 Victoria St	New University	\$8 500 000
27	22 Wellesley St E	New Apartment Building	\$18 000 000
28	130 Adelaide St W	Interior Alterations to Office	\$1 200 000
28	200 Bay St	Interior Alterations to Office	\$6 900 000
28	275 Ontario St	Multiple Projects to Industrial Shell	\$2 000 000
30	2 Montcrest Blvd	Interior Alterations	\$1 200 000
30	1238 Queen St E	Interior Alterations to Nursing Home Facility	\$2 000 000
34	41 Lesmill Rd	New Office	\$4 395 000
36	2701 Queen St E	New Industrial Processing Plant	\$40 000 000
37	101 Prudential Dr 1001	Garage Repair/Reconstruction to Apartment Building	\$3 000 000
38	850 Progress Ave	Interior Alterations to Office	\$2 500 000
39	3419 Kennedy Rd	New Warehouse	\$1 400 000
41	400 Nugget Ave	New Warehouse	\$17 000 000
41	5631 Steeles Ave E	New Restaurant Greater than 30 Seats	\$1 326 972
42	Pinery Tr Blk A	New SFD – Townhouse	\$1 032 000
42	Pinery Tr Blk B	New SFD – Townhouse	\$1 032 000
42	Pinery Tr Blk C	New SFD – Townhouse	\$1 032 000
42	Pinery Tr Blk D	New SFD – Townhouse	\$1 032 000
42	Pinery Tr Blk E	New SFD – Townhouse	\$1 542 900
42	Pinery Tr Blk F	New SFD – Townhouse	\$1 542 900
42	Pinery Tr Blk G	New SFD – Townhouse	\$1 287 450
44	1265 Military Trl	New University	\$13 500 000
A P R I L			
1	41 Claireville Dr	New Industrial Manufacturing Plant	\$1 500 000
1	41 Claireville Dr	Industrial Manufacturing Plant	\$1 500 000
2	20 Carlson Crt	Interior Alterations to Office	\$3 000 000
2	161 Skyway Ave E/S	New Place of Worship	\$2 000 000
7	1000 Arrow Rd	Special Ventilation Sys. for Industrial Manufacturing Plant	\$2 600 000
7	1000 Arrow Rd	Addition to Industrial Shell	\$1 600 000
8	4590 Dufferin St	Interior Alterations to Self-Service Storage Building	\$2 100 000
8	2375 Steeles Ave W	New Retail Store	\$4 500 000
14	433 Roncesvalles Ave	New Apartment Building	\$9 000 000
16	1451 Avenue Rd	Addition to College/Trade/Tech School	\$10 000 000
17	1100 Lansdowne Ave	New Parking Garage	\$2 000 000
17	1100 Lansdowne Ave	New Parking Garage	\$2 000 000
17	1100 Lansdowne Ave	Interior Alterations to Apartment Building	\$6 000 000
17	1100 Lansdowne Ave	New SFD – Townhouses	\$249 600 000
18	1379 Bloor St W	New Apartment Building	\$24 000 000
20	399 Bathurst St	Interior Alterations to Hospital	\$2 500 000
20	71 Mc Caul St	Alteration to Apartment Building	\$1 500 000
20	51 Simcoe St	New Apartment Building	\$30 000 000
22	198 Warren Rd	New SFD – Detached	\$1 200 000
23	33 Sheppard Ave E	New Apartment Building	\$10 000 000
23	5150-5160 Yonge St	Interior Alterations to Office	\$1 100 000
25	1123 Leslie St	Addition to Industrial Manufacturing Plant	\$1 200 000
25	1165 Leslie St	New Parking Garage	\$2 000 000
25	8 Prince Andrew Pl	Interior Alterations to Office	\$2 000 000
25	45 York Mills Rd	New SFD – Townhouse	\$30 000 000
27	595 Bay St	Interior Alterations to Office	\$1 100 000

27	30 Bond St	Interior Alterations to Hospital	\$2 000 000
27	56 Queen St E	Multiple Projects to Place of Worship	\$1 700 000
27	1 St Thomas St	New Apartment Building	\$50 000 000
27	116 Yorkville Ave	New Mixed Commercial/Residential	\$30 000 000
28	40 King St W Pkg	Interior Alterations to Office	\$4 000 000
28	19 River St Rear	Interior Alterations	\$1 500 000
35	3075 Danforth Ave	New Gas Station/Car Wash/Repair Garage	\$2 500 000



Applications Received

Project Values \$1.0 Million or more
[January – December 2004]

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WARD	LOCATION	PROJECT [Type of work]	VALUE [Construction]
36	3201-3227 Eglinton Ave E	New Apartment Building	\$50 000 000
36	2121 Kingston Rd	New Apartment Building	\$2 678 697
38	McCowan Rd & Ellesmere Rd N/E	New Retail Store	\$1 800 000
M A Y			
2	27 Marmac Dr	Interior Alterations to Industrial	\$1 250 000
5	3300 Bloor St W	Interior Alterations to Office	\$2 000 000
10	929 Sheppard Ave W	New Mixed Use/Residential with Non Residential	\$12 000 000
10	1011 Sheppard Ave W	New Place of Worship	\$4 000 000
10	1755 Steeles Ave W	Interior Alterations to Laboratory	\$1 200 000
20	241 Bathurst St	New SFD – Townhouse	\$1 400 000
24	3400 Victoria Park Ave	New Gas Station/Car Wash/Repair Garage	\$1 200 000
25	72 The Bridle Path	New SFD – Detached	\$1 265 000
27	1280 Bay St	New Mixed Use/Residential with Non Residential	\$20 800 000
27	160 Bloor St E	Interior Alterations to Office	\$1 450 000
27	77 Bloor St W	Interior Alterations to Office	\$1 375 000
27	200 Church St	Multiple Projects to Place of Worship	\$2 100 000
27	585 University Avenue	Interior Alterations to Office	\$1 500 000
28	310 Bayview Ave	New Car Dealership	\$8 000 000
28	55 Mill St	Addition to Performing Arts Centre	\$8 000 000
33	259 Yorkland Rd	Interior Alterations to Office	\$1 200 000
38	N/S Progress Ave at 401 Ramp	New Retail Store	\$3 000 000
41	400 Nugget Ave	New Industrial Manufacturing Plant	\$15 000 000
41	400 Nugget Ave	New Industrial Manufacturing Plant	\$15 000 000
42	35 Mid-Dominion Acres	New Industrial Manufacturing Plant	\$1 650 000
42	69 Nightstar Rd	New Elementary School	\$13 500 000
J U N E			
3	5515 Eglinton Ave W	New Industrial Warehouse/Hazardous Materials	\$1 200 000
4	75 Lemonwood Dr	New SFD – Townhouse	\$1 900 000
4	75 Lemonwood Dr	New SFD – Townhouse	\$1 400 000
4	75 Lemonwood Dr	New SFD – Townhouse	\$2 400 000
4	75 Lemonwood Dr	New Apartment Building	\$10 700 000
4	75 Lemonwood Dr	New Apartment Building	\$7 517 000
5	9 Burnhamthorpe Cres	New Apartment Building	\$25 000 000
5	9 Burnhamthorpe Cres	Inside and Outside Drains of Apartment Building	\$2 000 000
6	2113 Lake Shore Blvd W	New Apartment Building	\$15 000 000
7	2433 Finch Ave W	New Stacked Townhouses	\$6 000 000
7	150 Signet Dr	Interior Alterations to Industrial Warehouse	\$1 500 000
10	1035 Sheppard Ave W	Piping in Parking Garage	\$1 700 000
12	1555 Jane St	New Apartment Building	\$20 000 000
14	30 The Queensway	Multiple Projects for Medical/Dental Office	\$1 500 000
15	135 Marlee Ave	Garage Repair/Reconstruction for Apartment Building	\$2 800 000
16	181 Glencairn Ave	New SFD – Detached	\$1 200 000
19	507 College St	New Mixed Use/Residential with Non Residential	\$9 000 000
19	132 East Liberty St	New Apartment Building	\$12 000 000
20	273 Bloor St W	New Performing Arts Centre	\$40 000 000
20	273 Bloor St W	Interior Alterations to College/Trade/Tech School	\$4 000 000
20	273 Bloor St W	Multiple Projects for Performing Arts Centre	\$40 000 000
20	317 Dundas St W	HVAC: Groups A & B for Art Gallery	\$2 800 000
20	60 Murray St	Interior Alterations to Office	\$1 500 000

20	60 Murray St	New Laboratory	\$38 000 000
20	750 Spadina Ave	Sprinklers in Fitness Centre	\$2 000 000
22	2180 Yonge St	Interior Alterations to Office	\$1 072 995
23	25 Finch Ave W	New Apartment Building	\$40 000 000
23	90 Sheppard Ave E	Interior Alterations to Office	\$1 116 000
27	13 Bloor St W	Interior Alterations to Retail Store	\$1 500 000
27	101 College St	Interior Alterations to Hospital	\$6 200 000



Applications Received

Project Values \$1.0 Million or more
[January – December 2004]

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WARD	LOCATION	PROJECT [Type of work]	VALUE [Construction]
22	2180 Yonge St	Interior Alterations to Office	\$1 072 995
23	25 Finch Ave W	New Apartment Building	\$40 000 000
23	90 Sheppard Ave E	Interior Alterations to Office	\$1 116 000
27	13 Bloor St W	Interior Alterations to Retail Store	\$1 500 000
27	101 College St	Interior Alterations to Hospital	\$6 200 000
27	101 College St	Interior Alterations to Laboratory	\$4 000 000
28	33 Lombard St	New Mixed Use/Residential with Non Residential	\$70 000 000
28	1 Queen St E	Interior Alterations to Office	\$1 200 000
28	49-51 River St	New SFD – Townhouse	\$3 500 000
32	7 Leslie St	Multiple Projects for Industrial Warehouse	\$40 000 000
33	121 Parkway Forest Dr	New Apartment Building	\$20 000 000
34	44 Valley Woods Rd	Garage Repair/Reconstruction for Parking Garage	\$1 550 000
41	S/E Corner Finch & Middlefield	New Apartment Building	\$5 000 000
42	1630 Neilson Rd	New Elementary School	\$3 000 000
J U L Y			
2	135 Carlingview Dr	Multiple Projects for Motel/Hotel	\$3 000 000
2	9 City View Dr	Interior Alterations to Industrial Manufacturing Plant	\$2 100 000
2	30 Iron St	Addition to Industrial Building	\$1 500 000
5	255 Dalesford Rd	New SFD – Townhouse	\$1 107 000
5	255 Dalesford Rd	New SFD – Townhouse	\$1 484 000
5	255 Dalesford Rd	SFD – Townhouse	\$2 000 000
9	2701 Keele St	New Apartment Building	\$26 892 058
9	0 Wilson Ave N/S	New Car Dealership	\$3 500 000
20	23 Brant St	New Apartment Building	\$31 000 000
20	71 Mc Caul St	Interior Alterations to Apartment Building	\$1 700 000
23	1 Avondale Ave	New Mixed Use/Residential with Non Residential	\$14 000 000
23	19 Avondale Ave	New Mixed Use/Residential with Non Residential	\$14 000 000
23	5000 Yonge St	Interior Alterations to Office	\$2 000 000
24	53 Cummer Ave	New Apartment Building	\$9 000 000
25	912 Mount Pleasant Rd	New Apartment Building	\$21 800 000
26	1 Concorde Gt	Interior Alterations to Office	\$8 000 000
26	21 Research Rd	New Self-Service Storage Building	\$4 000 000
27	101 College St	Interior Alterations to Laboratory	\$4 000 000
27	101 College St	Interior Alterations to Laboratory	\$4 000 000
27	539 Jarvis St	Multiple Projects for Multiple Unit Building	\$4 000 000
28	65 Queen St W	Interior Alterations to Office	\$2 000 000
35	2457 Eglinton Ave E	Multiple Projects for Transit Station/Subway/Bus Terminal	\$1 800 000
38	740 Progress Ave	Interior Alterations to Bank	\$1 270 000
41	905 Middlefield Rd	Addition to Place of Worship	\$4 000 000
41	105 Nashdene Rd	New Industrial Processing Plant	\$2 500 000
A U G U S T			
1	2100 Codlin Cres	New Industrial Warehouse/Hazardous Materials	\$2 000 000
2	51 Kelfield St	New Industrial Building	\$2 000 000
11	1912 St Clair Ave W	New SFD – Townhouse	\$1 320 000
19	720 King St W	Interior Alterations to Medical/Dental Office	\$1 800 000
20	340 Front St W	New Apartment Building	\$60 000 000
24	650 Sheppard Ave E	New Place of Worship	\$7 000 000

24	201 Tempo Ave	Interior Alterations to Place of Worship	\$1 200 000
25	1165 Leslie St	New Office	\$29 000 000
27	900 Bay St	Interior Alterations to Office	\$1 200 000
27	101 College St	Interior Alterations to Laboratory	\$4 000 000
27	1 Dundas St W	Addition to Multiple Use/Non Residential	\$92 000 000
27	2 Queen St E	Interior Alterations to Office	\$4 000 000
27	130 Queen St W	Interior Alterations to Office	\$6 100 000
27	10 Scollard St	New Mixed Use/Residential with Non Residential	\$20 000 000



Applications Received

Project Values \$1.0 Million or more
[January – December 2004]

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WARD	LOCATION	PROJECT [Type of work]	VALUE [Construction]
28	95 Wellington St W	Interior Alterations to Office	\$3 000 000
34	18 Valley Woods Rd	New Apartment Building	\$20 000 000
37	1920 Eglinton Ave E	New Retail Mall/Plaza	\$2 500 000
37	1940 Eglinton Ave E	New Retail Mall/Plaza	\$1 114 800
37	1-85 Ellesmere Rd	New Retail Mall/Plaza	\$2 000 000
38	Progress Ave, Block D & M	New Retail Mall/Plaza	\$7 800 000
39	4675 Steeles Ave E	Interior Alterations to Retail Store	\$3 500 000
40	2555 Victoria Park Ave	New Restaurant Greater than 30 Seats	\$1 200 000
41	5373 Finch Ave E	Addition to Industrial Manufacturing Plant	\$6 500 000
41	3450 McNicoll Ave	Industrial	\$1 500 000
44	135 Beechgrove Dr	New Self-Service Storage	\$1 500 000
S E P T E M B E R			
1	101-121 Kendleton Dr	Interior Alterations to Apartment Building	\$4 000 000
2	197 Queens Plate Dr	New Industrial Building	\$1 200 000
5	56 Aberfoyle Cres	Garage Repair/Reconstruction to Apartment Building	\$1 200 000
19	1100 King St W	New SFD – Townhouse	\$14 000 000
20	399 Bathurst St	Multiple Projects for Hospital	\$4 000 000
20	144 Front St W	Interior Alterations to Restaurant Greater than 30 Seats	\$1 600 000
20	66 Portland St	New Apartment Building	\$11 500 000
22	25 St Clair Ave E	Interior Alterations to Office	\$1 200 000
22	1430 Yonge St	New Mixed Use/Residential with Non Residential	\$18 500 000
23	4900 Yonge St	Interior Alterations to Office	\$5 500 000
24	5697 Yonge St	Transit Station, Subway, Bus Terminal	\$1 500 000
25	2350-2374 Bayview Ave	Interior Alterations to Club	\$1 500 000
27	101 College St	Interior Alterations to Laboratory	\$12 000 000
27	101 College St	Interior Alterations to Laboratory	\$9 840 000
27	101 College St	Interior Alterations to Hospital	\$4 000 000
27	10 Wellesley Pl	Multiple Projects for Multiple Use/Non Residential	\$4 000 000
28	1 Adelaide St E	Interior Alterations to Office	\$3 000 000
28	77 King St W	Interior Alterations to Office	\$2 000 000
28	443 Queen St E	New SFD – Townhouse	\$2 040 000
39	3223 Kennedy Rd	New Place of Worship	\$14 000 000
O C T O B E R			
1	312 Humber College Blvd	New Industrial Processing Plant	\$9 000 000
4	4192 Dundas St W	New Apartment Building	\$10 000 000
5	3391 Bloor St W	New Apartment Building	\$12 000 000
6	55 Goldthorne Ave	Addition to Industrial Manufacturing Plant	\$1 300 000

8	2375 Steeles Ave W	New Retail Store	\$3 000 000
12	2 Keelesdale Rd	New Retail Store	\$4 000 000
19	109 Atlantic Ave	New Multiple Use/Non Residential	\$7 500 000
19	85 Hanna Ave	New Multiple Use/Non Residential	\$7 500 000
20	385 Brunswick Ave	New Apartment Building	\$40 000 000
20	600 University Ave	Interior Alterations to Hospital	\$2 500 000
25	2075 Bayview Ave	Interior Alterations to Hospital	\$4 000 000
25	49 Country Lane	New SFD – Detached	\$1 174 690
26	1425 Bayview Ave	New Apartment Building	\$3 000 000
27	55 Bloor St W	Interior Alterations to Office	\$1 500 000
27	2 Queen St E	Interior Alterations to Office	\$1 100 000
27	76 Suter St	New Apartment Building	\$12 000 000
27	651 Yonge St	New Performing Arts Centre	\$7 000 000
28	145 Queen St W	Sprinklers for Performing Arts Centre	\$10 000 000
32	118 Enderby Rd	New Child Care Facility/Day Care Centre	\$1 300 000
35	1911-1921 Eglinton Ave E	HVAC: Groups D & E for Office	\$1 400 000
37	1-85 Ellesmere Rd	New Retail Store	\$1 500 000



Applications Received

Project Values \$1.0 Million or more
[January – December 2004]

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WARD	LOCATION	PROJECT [Type of work]	VALUE [Construction]
38	3050 Lawrence Ave E	Interior Alterations to Hospital	\$1 200 000
39	Kennedy Rd and Steeles Ave S/E	New Transit Station, Subway, Bus Terminal	\$4 500 000
41	Progress Ave D-7	New Restaurant Greater than 30 Seats	\$1 700 000
N O V E M B E R			
2	1 Carlingview Dr	Addition to Industrial Manufacturing Plant	\$1 200 000
2	55 Reading Crt S/S	New Mixed Use/Residential with Non Residential	\$9 000 000
5	1100 Islington Ave	New SFD - Townhouse	\$17 150 000
9	2737 Keele St	Interior Alterations to Apartment Building	\$2 000 000
9	2772 Keele St	New Apartment Building	\$10 000 000
10	4925-5201 Dufferin St	New Warehouse	\$3 500 000
15	3401 Dufferin St	Interior Alterations to Self-Service Storage Building	\$1 200 000
15	550 Hopewell Ave	Multiple Projects for Apartment Building	\$3 000 000
19	15 Stafford St	New Apartment Building	\$1 700 000
20	344 Adelaide St W	New Motel/Hotel	\$2 500 000
20	2 Baldwin St	New SFD – Townhouse	\$1 200 000
20	150 College St	Interior Alterations to Office	\$7 500 000
20	155 College St	Interior Alterations to Office	\$1 600 000
20	320 Front St W	Interior Alterations to Office	\$2 000 000
20	732 Spadina Ave	New Mixed Use/Residential with Non Residential	\$35 000 000
20	250 University Ave	Interior Alterations to Transit Station, Subway	\$1 500 000
25	37 High Point Rd	New SFD – Detached	\$1 700 000
25	1105 Leslie St	New Apartment Building	\$12 000 000
25	4101 Yonge St	Alteration to Existing Building Group A & B	\$2 500 000
26	770 Don Mills Rd	Addition to Exhibition Hall (Without Sales)	\$2 000 000
27	438 Church St	Multiple Projects for Retail Store	\$20 000 000
28	181 Bay St	Multiple Projects for Restaurant Greater than 30 Seats	\$3 000 000
28	45 Eastern Ave	New Car Dealership	\$10 000 000
28	40 King St W Pkg	Interior Alterations to Office	\$1 300 000
28	123 Queen St W	Interior Alterations to Motel/Hotel	\$4 900 000
28	85 The Esplanade	Interior Alterations to Office	\$1 700 000
30	805 Lake Shore Blvd E	New Gas Station/Car Wash/Repair Garage	\$2 000 000
32	1435 Queen St E	New SFD – Townhouse	\$1 200 000
38	68 Grangeway Ave	New Apartment Building	\$18 000 000
38	88 Grangeway Ave	New Apartment Building	\$18 000 000
D E C E M B E R			
2	700 Humberwood Blvd E/S	New Apartment Building	\$40 000 000
5	4159 Dundas St W	New Apartment Building	\$17 000 000
5	1 Michael Power Pl	New Apartment Building	\$20 000 000
5	3 Michael Power Pl	New Apartment Building	\$20 000 000
5	5 Michael Power Pl	New Apartment Building	\$20 000 000
5	10 St Albans Rd	New Apartment Building	\$50 000 000
5	24 St Albans Rd	New Apartment Building	\$50 000 000
7	3025 Finch Ave W	New Apartment Building	\$28 667 290
7	3025 Finch Ave W	New SFD – Townhouse	\$15 460 870
13	1900 Lake Shore Blvd W	New Apartment Building	\$25 000 000
13	6 Windermere Ave	New SFD – Townhouse	\$16 510 000

14	363-369 Sorauren Ave	New Apartment Building	\$27 000 000
18	341 Wallace Ave	New Apartment Building	\$12 200 000
19	60 Bathurst St	New Apartment Building	\$31 000 000
19	43 Hanna Ave	Interior Alterations to Apartment Building	\$20 000 000
19	1100 King St W	New SFD – Townhouse	\$8 000 000
19	6 Plymouth Ave	New SFD – Townhouse	\$2 200 000
19	456 Shaw St	New SFD – Townhouse	\$2 500 000



Applications Received

Project Values \$1.0 Million or more
[January – December 2004]

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WARD	LOCATION	PROJECT [Type of work]	VALUE [Construction]
20	169 John St	New Apartment Building	\$7 000 000
20	25 Leonard Ave	Addition to Apartment Building	\$1 400 000
20	101 Portland St	New Apartment Building	\$4 500 000
20	276 Queen St W	New Mixed Use/Residential with Non Residential	\$1 700 000
20	533 Richmond St W	New Mixed Use/Residential with Non Residential	\$15 000 000
21	510 St Clair Ave W	New Mixed Use/Residential with Non Residential	\$35 000 000
22	148 Balmoral Ave	New Apartment Building	\$1 150 000
22	23 Heath St W	New SFD – Townhouse	\$1 100 000
22	700 Huron St	Multiple Projects for Apartment Building	\$21 000 000
22	650 Mount Pleasant Rd	New Mixed Use/Residential with Non Residential	\$42 000 000
22	759 Mount Pleasant Rd	New SFD – Townhouse	\$1 775 000
22	112 St Clair Ave W	Multiple Projects	\$10 000 000
23	4691 Bathurst St	New SFD – Townhouse	\$10 200 000
23	19 Churchill Ave	New Apartment Building	\$30 000 000
23	426 Kenneth Ave	New Stacked Townhouses	\$9 000 000
23	18 Spring Garden Ave	New Apartment Building	\$41 000 000
23	5000 Yonge St	Interior Alterations to Office	\$1 200 000
23	5566 Yonge St	New Apartment Building	\$57 000 000
23	5650-5700 Yonge St	Garage Repair/Reconstruction to Parking Garage	\$2 950 000
24	12 Rean Dr	New Apartment Building	\$30 000 000
25	65 Highland Cres	New SFD – Detached	\$1 500 000
26	179 Wicksteed Ave	Addition to Industrial Building	\$2 500 000
27	35 Balmuto St	New Apartment Building	\$25 000 000
27	761 Bay St	New Apartment Building	\$65 000 000
27	21 Carlton St	New Apartment Building	\$45 000 000
27	38 Charles St E	New Apartment Building	\$39 000 000
27	35 Charles St W	Addition to Child Care Facility/Day Care Centre	\$1 300 000
27	500 Sherbourne St	New Apartment Building	\$30 000 000
27	46 Wellesley St E	New Apartment Building	\$25 300 000
27	444 Yonge St	Interior Alterations to Office	\$11 000 000
28	311 Adelaide St E	New Mixed Use/Residential with Non Residential	\$20 000 000
28	200 Bay St	Interior Alterations to Office	\$4 500 000
28	70 Parliament St	New Car Dealership	\$2 000 000
28	55 University Ave	Interior Alterations to Office	\$2 250 000
29	1073-1079 Broadview Ave	New SFD – Townhouse	\$2 500 000
30	64 Colgate Ave	New Apartment Building	\$35 000 000
30	1-15 Lake Shore Blvd E	New Multiple Use/Non Residential	\$13 000 000
30	625 Queen St E	New SFD – Townhouse	\$35 000 000
32	601 Kingston Rd	New Mixed Use/Residential with Non Residential	\$10 000 000
32	2268 Queen St E	New SFD – Townhouse	\$2 200 000
34	120 Dallimore Crcl	New Apartment Building	\$18 000 000
37	Treewood St – Blk 10	New SFD – Townhouse	\$1 450 000
37	Treewood St – Blk 2	New SFD – Townhouse	\$1 145 000
37	Treewood St – Blk 3	New SFD – Townhouse	\$1 230 000
37	Treewood St – Blk 4	New SFD – Townhouse	\$1 230 000
37	Treewood St – Blk 5	New SFD – Townhouse	\$1 300 000
37	Treewood St – Blk 8	New SFD – Townhouse	\$1 450 000

40	238 Bonis Ave	New Apartment Building	\$50 000 000
40	940 Ellesmere Rd	Multiple Projects for Repair Garage	\$1 200 000
41	5235 Finch Ave E – MS	New Apartment Building	\$10 000 000
41	5225 Finch Ave E	New Apartment Building	\$10 000 000
44	4 Tideswell Blvd – Blk 6	New SFD – Townhouse	\$1 200 000



Permit Activity

Fastrack Program

[January - December 2004]

Pag

The *Fastrack Residential* program is designed to expedite applications that can be processed quickly and have a building permit issued over-the-counter. Projects such as ground floor one-story additions (up to 500 ft.²), decks, porches, garages, storage sheds and fireplaces are included in this program.

FASTRACK RESIDENTIAL



Month	North District	South District	East District	West District	West District Field Office	Total All Districts
JANUARY						
APPLIED	10	91	10	21	n/a	132
ISSUED	8	69	10	7	n/a	94
PERCENT ISSUED	80.0%	75.8%	100.0%	33.3%	0.0%	71.2%
FEBRUARY						
APPLIED	33	78	14	42	n/a	167
ISSUED	20	59	6	28	n/a	113
PERCENT ISSUED	60.6%	75.6%	42.9%	66.7%	0.0%	67.7%
MARCH						
APPLIED	52	146	26	86	n/a	310
ISSUED	36	117	19	58	n/a	230
PERCENT ISSUED	69.2%	80.1%	73.1%	67.4%	0.0%	74.2%
APRIL						
APPLIED	90	153	47	84	40	414
ISSUED	66	112	37	56	29	300
PERCENT ISSUED	73.3%	73.2%	78.7%	66.7%	72.5%	72.5%
MAY						
APPLIED	101	195	47	108	23	474
ISSUED	65	145	38	84	19	351
PERCENT ISSUED	64.4%	74.4%	80.9%	77.8%	82.6%	74.1%
JUNE						
APPLIED	84	196	59	n/a	20	359
ISSUED	60	140	50	58	14	322
PERCENT ISSUED	71.4%	71.4%	84.7%	n/a	70.0%	89.7%
JAN. TO JUNE SUBTOTAL						
APPLIED	370	859	203	341	83	1856
ISSUED	255	642	160	291	62	1410
PERCENT ISSUED	68.9%	74.7%	78.8%	85.3%	74.7%	76.0%





Permit Activity Fastrack Program [January - December 2004]

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The *Fastrack Residential* program is designed to expedite applications that can be processed quickly and have a building permit issued over-the-counter. Projects such as ground floor one-story additions (up to 500 ft.²), decks, porches, garages, storage sheds and fireplaces are included in this program.

FASTRACK RESIDENTIAL



Month	North District	South District	East District	West District	West District Field Office	Total All Districts
JULY						
APPLIED	131	152	46	129	Office	458
ISSUED	86	132	35	94	Closed	347
PERCENT ISSUED	65.6%	86.8%	76.1%	72.9%	0.0%	75.8%
AUGUST						
APPLIED	83	229	50	161	--	523
ISSUED	57	143	35	110	--	345
PERCENT ISSUED	68.7%	62.4%	70.0%	68.3%	0.0%	66.0%
SEPTEMBER						
APPLIED	122	193	57	161	--	533
ISSUED	63	107	39	112	--	321
PERCENT ISSUED	51.6%	55.4%	68.4%	69.6%	0.0%	60.2%
OCTOBER						
APPLIED	75	155	35	94	--	359
ISSUED	45	114	28	61	--	248
PERCENT ISSUED	60.0%	73.5%	80.0%	64.9%	0.0%	69.1%
NOVEMBER						
APPLIED	59	188	28	80	--	355
ISSUED	37	121	26	57	--	241
PERCENT ISSUED	62.7%	64.4%	92.9%	71.3%	0.0%	67.9%
DECEMBER						
APPLIED	46	100	27	58	--	231
ISSUED	25	68	15	46	--	154
PERCENT ISSUED	54.3%	68.0%	55.6%	79.3%	0.0%	66.7%
YEAR to DATE						
APPLIED	886	1876	446	1024	83	4315
ISSUED	568	1327	338	771	62	3066
PERCENT ISSUED	64.1%	70.7%	75.8%	75.3%	74.7%	71.1%





Permit Activity Fastrack Program [January - December 2004]

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The *Fastrack Commercial* program is designed to expedite applications that can be processed quickly and have a building permit issued over-the-counter. Projects such as interior alterations of buildings (up to 3,229 ft.² with no change of use), minor fire damage repairs, certified tents and interior alterations to restaurants are included in this program.



FASTRACK COMMERCIAL

Month	North District	South District	East District	West District	West District Field Office	Total All Districts
JANUARY						
APPLIED	9	63	10	4	n/a	86
ISSUED	6	49	9	3	n/a	67
PERCENT ISSUED	66.7%	77.8%	90.0%	75.0%		77.9%
FEBRUARY						
APPLIED	15	66	13	3	n/a	97
ISSUED	8	44	13	3	n/a	68
PERCENT ISSUED	53.3%	66.7%	100.0%	100.0%		70.1%
MARCH						
APPLIED	16	70	18	4	n/a	108
ISSUED	10	53	15	2	n/a	80
PERCENT ISSUED	62.5%	75.7%	83.3%	50.0%		74.1%
APRIL						
APPLIED	18	70	17	3	n/a	108
ISSUED	11	50	17	3	n/a	81
PERCENT ISSUED	61.1%	71.4%	100.0%	100.0%		75.0%
MAY						
APPLIED	23	84	18	4	n/a	129
ISSUED	12	71	15	4	n/a	102
PERCENT ISSUED	52.2%	84.5%	83.3%	100.0%		79.1%
JUNE						
APPLIED	30	102	33		n/a	165
ISSUED	18	83	24		n/a	125
PERCENT ISSUED	60.0%	81.4%	72.7%	0.0%		75.8%
JAN. TO JUNE SUBTOTAL						
APPLIED	111	455	106	18	n/a	693
ISSUED	65	350	93	15	n/a	523
PERCENT ISSUED	58.6%	76.9%	87.7%	83.3%		75.5%





Permit Activity Fastrack Program [January – December 2004]

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The *Fastrack Commercial* program is designed to expedite applications that can be processed quickly and have a building permit issued over-the-counter. Projects such as interior alterations of buildings (up to 3,229 ft.² with no change of use), minor fire damage repairs, certified tents and interior alterations to restaurants are included in this program.



FASTRACK COMMERCIAL

Month	North District	South District	East District	West District	West District Field Office	Total All Districts
JULY						
APPLIED	22	92	15	13	n/a	142
ISSUED	14	74	15	8	n/a	111
PERCENT ISSUED	63.6%	80.4%	100.0%	61.5%		78.2%
AUGUST						
APPLIED	10	70	16	13	n/a	109
ISSUED	7	52	14	9	n/a	82
PERCENT ISSUED	70.0%	74.3%	87.5%	69.2%		75.2%
SEPTEMBER						
APPLIED	25	66	20	11	n/a	122
ISSUED	12	52	6	7	n/a	77
PERCENT ISSUED	48.0%	78.8%	30.0%	63.6%		63.1%
OCTOBER						
APPLIED	16	67	35	6	n/a	124
ISSUED	8	58	29	3	n/a	98
PERCENT ISSUED	50.0%	86.6%	82.9%	50.0%		79.0%
NOVEMBER						
APPLIED	31	60	31	14	n/a	136
ISSUED	17	49	21	7	n/a	94
PERCENT ISSUED	54.8%	81.7%	67.7%	50.0%		69.1%
DECEMBER						
APPLIED	16	60	10	2	n/a	88
ISSUED	10	49	16	0	n/a	75
PERCENT ISSUED	62.5%	81.7%	160.0%	0.0%		85.2%
YEAR to DATE						
APPLIED	231	870	236	77	n/a	1414
ISSUED	133	684	194	49	n/a	1060
PERCENT ISSUED	57.6%	78.6%	82.2%	63.6%	n/a	75.0%





Permit Activity

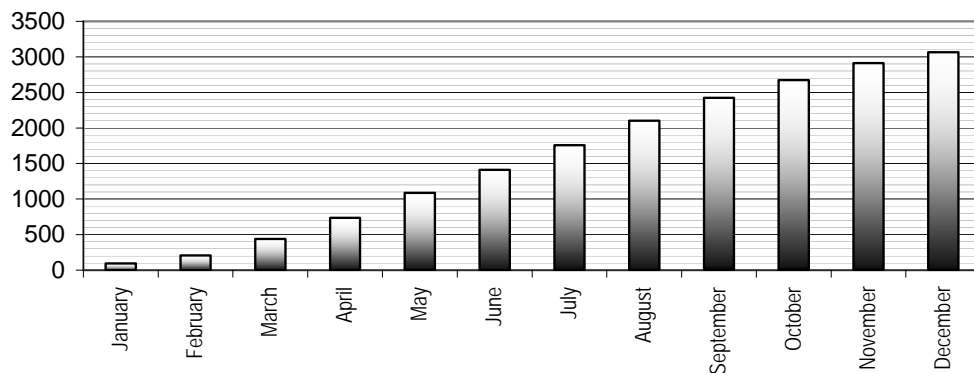
Fastrack Programs at a Glance

[January - December 2004]

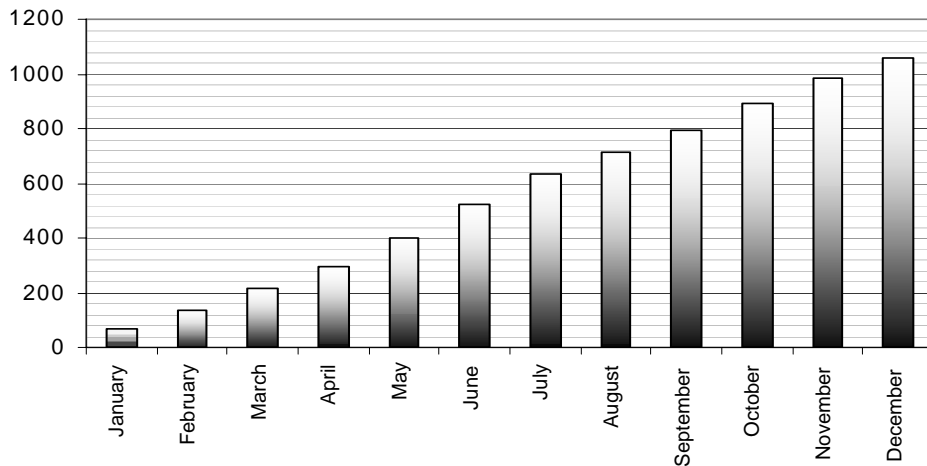


RESIDENTIAL FASTRACK – PERMITS ISSUED [Cumulative]

Number of
Permits Issued



FASTRACK COMMERCIAL – PERMITS ISSUED [Cumulative]



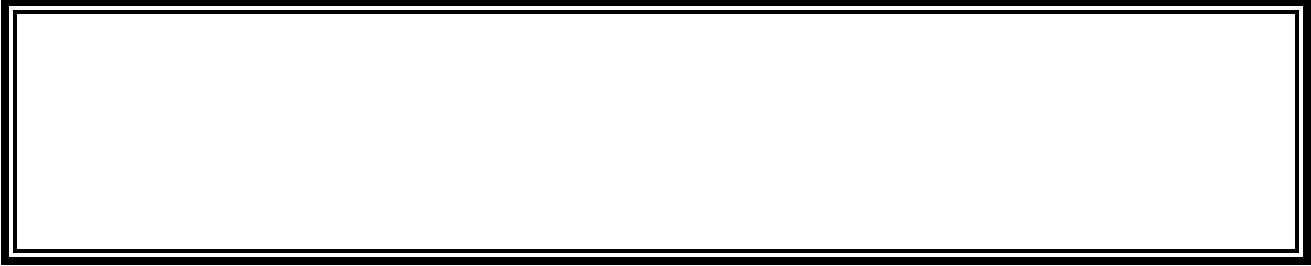




The *Short Route* program is designed to expedite applications by providing a response within 10 working days of any additional requirements or approvals required to issue the permit. Projects such as portable classrooms, sales trailers, uncertified tents and larger residential additions or renovations are included in this program

SHORT ROUTE PERMITS

Month	North District	South District	East District	West District	Total All Districts
JANUARY					
APPLIED	26	76	212	49	363
PROCESSED	16	42	20	21	99
SUCCESS RATE	61.5%	55.3%	9.4%	42.9%	27.3%
FEBRUARY					
APPLIED	19	107	66	45	237
PROCESSED	7	62	23	21	113
SUCCESS RATE	36.8%	57.9%	34.8%	46.7%	47.7%
MARCH					
APPLIED	42	141	154	68	405
PROCESSED	18	91	63	28	200
SUCCESS RATE	42.9%	64.5%	40.9%	41.2%	49.4%
APRIL					
APPLIED	52	154	136	75	417
PROCESSED	19	84	37	23	163
SUCCESS RATE	36.5%	54.5%	27.2%	30.7%	39.1%
MAY					
APPLIED	43	117	126	62	348
PROCESSED	23	71	35	28	157
SUCCESS RATE	53.5%	60.7%	27.8%	45.2%	45.1%
JUNE					
APPLIED	52	144	113	70	379
PROCESSED	23	90	60	20	193
SUCCESS RATE	44.2%	62.5%	53.1%	28.6%	50.9%
JAN. TO JUNE SUBTOTAL					
APPLIED	234	739	807	369	2,149
PROCESSED	106	440	238	141	925
SUCCESS RATE	45.3%	59.5%	29.5%	38.2%	43.0%





Permit Activity Short Route Program [January - December 2004]

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SHORT ROUTE PERMITS

Month	North District	South District	East District	West District	Total All Districts
JULY					
APPLIED	32	191	70	49	342
PROCESSED	12	120	37	18	187
SUCCESS RATE	37.5%	62.8%	52.9%	36.7%	54.7%
AUGUST					
APPLIED	30	151	97	52	330
PROCESSED	10	91	35	15	151
SUCCESS RATE	33.3%	60.3%	36.1%	28.8%	45.8%
SEPTEMBER					
APPLIED	22	166	89	53	330
PROCESSED	11	104	24	11	150
SUCCESS RATE	50.0%	62.7%	27.0%	20.8%	45.5%
OCTOBER					
APPLIED	36	96	78	53	263
PROCESSED	19	56	23	13	111
SUCCESS RATE	52.8%	58.3%	29.5%	24.5%	42.2%
NOVEMBER					
APPLIED	50	128	86	62	326
PROCESSED	26	82	34	23	165
SUCCESS RATE	52.0%	64.1%	39.5%	37.1%	50.6%
DECEMBER					
APPLIED	28	105	64	38	235
PROCESSED	17	62	15	12	106
SUCCESS RATE	60.7%	64.1%	23.4%	31.6%	45.1%
YEAR to DATE					
APPLIED	432	1,576	1,291	676	3,975
PROCESSED	201	955	406	233	1,795
SUCCESS RATE	46.5%	60.6%	31.4%	34.5%	45.2%

