

**To: Mayor and Members of Council**

**From: OLMCBO (Ontario Large Municipalities Chief Building Officials)**

**Cc: Ontario Chief Building Officials**

**Date: February 5, 2024**

**Re: Building Permit Construction Value Guide – 2024**

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The purpose of this memo is to provide Council with information regarding the standardization of construction values across the province. The 2024 OLMCBO cost schedule is being distributed as the 2024 Altus Group Canadian Cost Guide was recently published.

## Background

Ontario Large Municipalities Chief Building Officials (OLMCBO) consists of over 45 municipalities which is the governing body that facilitates technical partnerships between its members in relations to the Building Code Act (BCA) and the Ontario Building Code (OBC). OLMCBO also ensures transparency and consistency of the OBC via long standing relationships with various Provincial stakeholders including the Ministry of Municipal Affairs and Housing, Professional Engineers of Ontario, Ontario Architects Association, and the Ontario Building Officials Association.

As part of the BCA, building departments are mandated to report on specific building permit data and this reporting is shared with Statistics Canada and MPAC. To improve statistical reporting, OLMCBO formally adopted a uniform standard for construction value reporting by building departments. The form and content of this schedule of values was developed in consultation with the OLMCBO - Standard Operating Procedures group. A resolution of the uniform cost schedule was adopted, and correspondence was issued to all members advising that a uniform building valuation strategy was to be consistently applied.

The 2024 OLMCBO cost schedule is not intended to reflect the actual construction cost of any individual building. They are representative construction values for typical buildings, provided for more consistent construction values reported by building departments. The cost schedule will be regularly updated with the yearly published Canadian Cost Guide published by the Altus Group. The Canadian Cost Guide provides construction cost ranges for public and private sector buildings across Canada.



Nick Anastasopoulos, P.Eng.  
City of Burlington – Chief Building Official  
OLMCBO – Executive Lead



Lisa Capener-Hunt  
City of Kingston - Chief Building Official  
OLMCBO – Communication Officer

## Private Sector Price per ft<sup>2</sup> and m<sup>2</sup>

# OLMCBO CONSTRUCTION VALUES 2024

BUILDING TYPE	ONTARIO				OLMCBO 2024		
	\$ / ft <sup>2</sup> (range)		\$ / ft <sup>2</sup> (avg)	\$ / m <sup>2</sup> (range)		\$ / m <sup>2</sup> (avg)	
<b>RESIDENTIAL</b>	<b>CONDOMINIUMS/APARTMENTS</b>						
	Up to 6 Storeys (Hybrid Construction)	252	336	294	2,713	3,617	3,165
	Up to 12 Storeys	285	390	338	3,068	4,198	3,633
	13-39 Storeys	295	380	338	3,175	4,090	3,633
	40-60 Storeys	340	425	383	3,660	4,575	4,117
	60+ Storeys	365	490	428	3,929	5,274	4,602
	Premium for High Quality	-	245	123	-	2,637	1,319
	<b>WOOD FRAMED RESIDENTIAL (Dimensional Lumber)</b>						
	Row Townhouse with Unfinished Basement	205	250	228	2,207	2,691	2,449
	Single Family Residential with Unfinished Basement	210	285	248	2,260	3,068	2,664
	3 Storey Stacked Townhouse	240	275	258	2,583	2,960	2,772
	Up to 6 Storey Wood Framed Condo	245	330	288	2,637	3,552	3,095
	Custom Built Single Family Residential	520	1,130	825	5,597	12,163	8,880
	Basement finish or interior renovation	44	66	55	474	710	592
	Secondary Suite	55	77	66	592	829	710
	<b>SENIORS HOUSING</b>						
	Independent / Supportive Living Residences	290	395	343	3,122	4,252	3,687
	Assisted Living Residences	315	415	365	3,391	4,467	3,929
Complex Care Residences	400	600	500	4,306	6,458	5,382	
<b>COMMERCIAL</b>	<b>OFFICE BUILDINGS</b>						
	Under 5 Storeys (Class B)	265	360	313	2,852	3,875	3,364
	5 - 30 Storeys (Class B)	275	385	330	2,960	4,144	3,552
	5 - 30 Storeys (Class A)	310	455	383	3,337	4,898	4,117
	31 - 60 Storeys (Class A)	360	515	438	3,875	5,543	4,709
	Interior Fitout (Class B)	110	150	130	1,184	1,615	1,399
	Interior Fitout (Class A)	160	265	213	1,722	2,852	2,287
	<b>RETAIL</b>						
	Strip Plaza	235	295	265	2,530	3,175	2,852
	Supermarket	175	260	218	1,884	2,799	2,341
Big Box Store	165	240	203	1,776	2,583	2,180	
Enclosed Mall	275	480	378	2,960	5,167	4,063	
<b>HOTELS</b>							
Budget	250	330	290	2,691	3,552	3,122	
Suite Hotel	355	430	393	3,821	4,628	4,225	
4 Star Full Service	400	580	490	4,306	6,243	5,274	
Premium for Luxury	-	305	153	-	3,283	1,641	
<b>PARKING</b>							
Surface Parking	15	30	23	161	323	242	
Freestanding Parking Garages (Above Grade)	140	210	175	1,507	2,260	1,884	
Underground Parking Garages	175	300	238	1,884	3,229	2,556	
Underground Parking Garages - Premium for Unusual	-	220	110	-	2,368	1,184	
<b>INDUSTRIAL</b>	<b>INDUSTRIAL FACILITIES</b>						
	Warehouse	80	180	130	861	1,938	1,399
	Distribution Facility	180	480	330	1,938	5,167	3,552
	Urban Storage Facility	95	195	145	1,023	2,099	1,561
	Data Centre - Tier III	992	1,984	1,488	10,678	21,356	16,017
	Pharmaceutical Lab	1,047	1,377	1,212	11,270	14,822	13,046
Manufacturing Facility	330	441	386	3,552	4,747	4,149	

OLMCBO promotes regulatory compliance and safety in building construction through legislation, building code leadership and expertise.

## Public Sector & Site Servicing Price per ft<sup>2</sup> and m<sup>2</sup>

**OLMCBO CONSTRUCTION VALUES 2024**

BUILDING TYPE		ONTARIO							
				OLMCBO 2024					
INSTITUTIONAL	<b>EDUCATIONAL BUILDINGS</b>	\$ / ft <sup>2</sup> (range)		\$ / ft <sup>2</sup> (avg)		\$ / m <sup>2</sup> (range)		\$ / m <sup>2</sup> (avg)	
	Elementary School	425	650	538	4,575	6,997	5,786		
	Secondary School	460	680	570	4,951	7,319	6,135		
	Private School	363	441	402	3,907	4,747	4,327		
	Universities & Colleges - Teaching & Lecture Hall Bldg	875	1,135	1,005	9,418	12,217	10,818		
	Universities & Colleges - Laboratories (Level 1 and 2)	1,080	1,440	1,260	11,625	15,500	13,563		
	Universities & Colleges - Student Residence	500	750	625	5,382	8,073	6,727		
	<b>HEALTH CARE</b>			-					
	General Hospital/Acute Care	980	1,545	1,263	10,549	16,630	13,589		
	Medical Clinic/Treatment Centre	420	625	523	4,521	6,727	5,624		
CIVIC	<b>TRANSPORTATION BUILDINGS</b>			-					
	Regional Airport Terminal	510	610	560	5,490	6,566	6,028		
	International Airport Terminal	845	1,120	983	9,095	12,056	10,576		
	Bus Terminal/Garage	440	735	588	4,736	7,911	6,324		
	<b>GOVERNMENT BUILDINGS</b>			-					
	Fire/EMS Station	570	735	653	6,135	7,911	7,023		
	Police Station - Local Detachment	565	620	593	6,082	6,674	6,378		
	Police Station - Regional Headquarters	500	595	548	5,382	6,405	5,893		
	Court House	610	780	695	6,566	8,396	7,481		
	Facilities Maintenance Building	515	610	563	5,543	6,566	6,055		
Penitentiary	595	720	658	6,405	7,750	7,077			
Municipal Office (including fit-up)	425	550	488	4,575	5,920	5,247			
Library	550	1,100	825	5,920	11,840	8,880			
	<b>RECREATION/ENTERTAINMENT BUILDINGS</b>			-					
	Ice Arena	355	450	403	3,821	4,844	4,332		
	Community Aquatic Facility	610	940	775	6,566	10,118	8,342		
	Multi-Use Recreational Centre	670	1,160	915	7,212	12,486	9,849		
	Casino Facility	634	992	813	6,824	10,678	8,751		
	Performing Arts Building	940	1,270	1,105	10,118	13,670	11,894		
	Museum / Gallery	610	905	758	6,566	9,741	8,154		
	<b>SERVICING</b>	Unique Variables		avg			avg		
Local Roads - 8m road width (per metre)				4,410	6,090	5,250			
Arterial Roads - 9m road width (per metre)				4,725	6,405	5,565			
Arterial Roads - 12m road width (per metre)				5,565	7,245	6,405			
Private Roads - 6m road width (per metre)				3,150	4,200	3,675			
Residential Row Townhouses (per unit)				26,040	37,590	31,815			
Industrial (per acre) & (per ha)	173,250	264,915	219,083	428,101	654,605	541,353			
Commercial (per acre) & (per ha)	232,365	389,340	310,853	574,174	962,059	768,117			

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