

Report to Planning & Environment Committee

To: Chair and Members
Planning & Environment Committee

From: Peter Kokkoros, P.Eng., B.A. (Econ)
Director Building & Chief Building Official

Subject: Building Division Monthly Report
April 2023

Date: July 17, 2023

Recommendation

That the report dated April 2023 entitled “Building Division Monthly Report April 2023”, **BE RECEIVED** for information.

Executive Summary

The Building Division is responsible for the administration and enforcement of the *Ontario Building Code Act* and the *Ontario Building Code*. Related activities undertaken by the Building Division include the processing of building permit applications and inspections of associated construction work. The Building Division also issues sign and pool fence permits. The purpose of this report is to provide Municipal Council with information related to permit issuance and inspection activities for the month of April 2023.

Linkage to the Corporate Strategic Plan

Growing our Economy

- London is a leader in Ontario for attracting new jobs and investments.

Leading in Public Service

- The City of London is trusted, open, and accountable in service of our community.
- Improve public accountability and transparency in decision making.

Analysis

1.0 Background Information

This report provides information on permit and associated inspection activities for the month of April 2023. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity for the Month of April 2023”, as well as respective “Principle Permits Reports”.

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – **April 2023**

Permits Issued to the end of the month

As of April 2023, a total of 969 permits were issued, with a construction value of \$290.7 million, representing 509 new dwelling units. Compared to the same period in 2022, this represents a 21.5% decrease in the number of building permits, with a 38.4% decrease in construction value and an 28% decrease in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of April 2023, the number of building permits issued for the construction of single and semi-detached dwellings was 61, representing a 75.2% decrease over the same period in 2022.

Number of Applications in Process

As of the end of April 2023, 919 applications are in process, representing approximately \$660.3 million in construction value and an additional 509 dwelling units compared with 1,235 applications, with a construction value of \$471.6 million and an additional 707 dwelling units in the same period in 2022.

Rate of Application Submission

Applications received in April 2023 averaged to 9.9 applications per business day, for a total of 228 applications. Of the applications submitted 14 were for the construction of single detached dwellings and 11 townhouse units.

Permits issued for the month

In April 2023, 228 permits were issued for 176 new dwelling units, totaling a construction value of \$82.5 million.

Inspections – Building

A total of 1,670 inspection requests were received with 1,860 inspections being conducted.

In addition, 19 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,670 inspections requested, 92% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 781 inspection requests were received, with 851 inspections being conducted.

An additional 107 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 781 inspections requested, 93% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 711 inspection requests were received with 1,011 inspections being conducted related to building permit activity.

An additional 7 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 711 inspections requested, % were conducted within the provincially mandated 48 hour period.

2021 Permit Data

To the end of April, a total of 1,524 permits were issued, with a construction value of \$593 Million, representing 1,685 new dwelling units. The number of single/semi detached dwelling units was 428.

Conclusion

The purpose of this report is to provide Municipal Council with information regarding the building permit issuance and building & plumbing inspection activities for the month of April 2023. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity” for the month of April 2023 as well as “Principle Permits Reports”.

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Planning and Economic Development

Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager
Planning and Economic Development

Recommended by: Scott Mathers, MPA, P.Eng.
Deputy City Manager
Planning and Economic Development

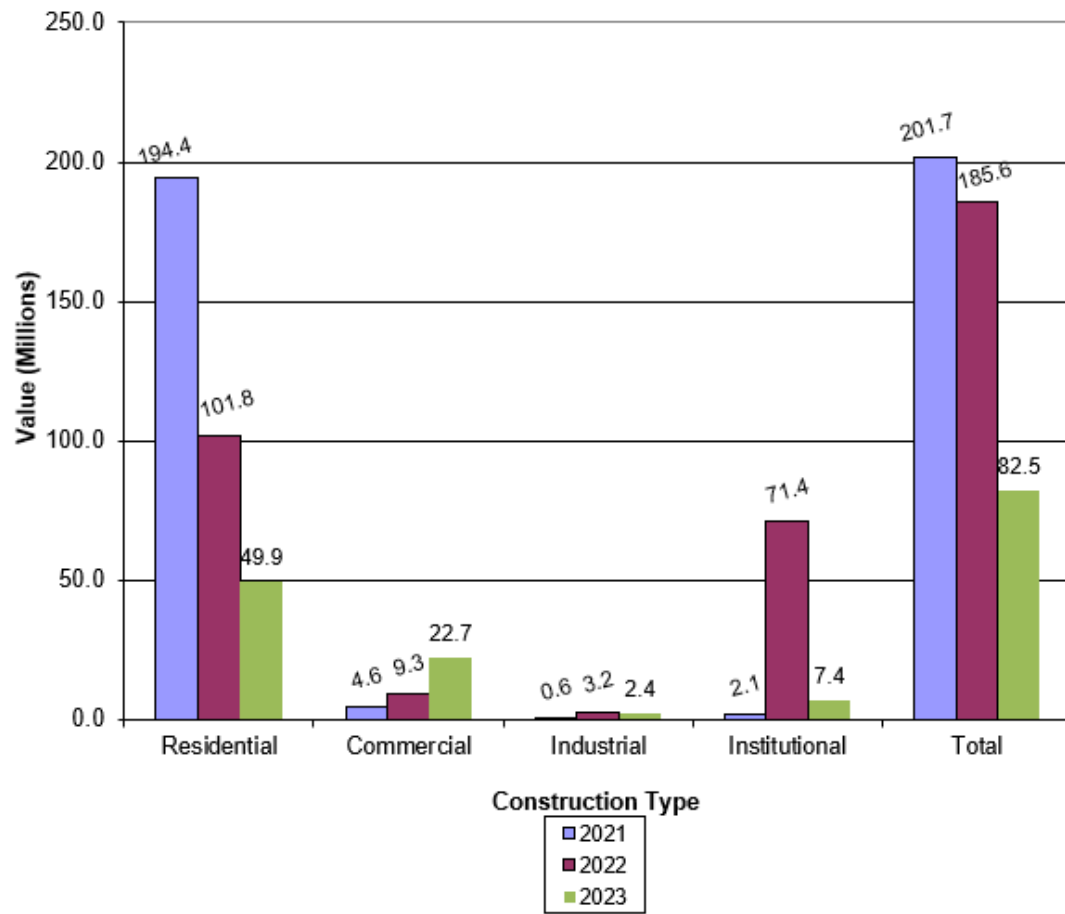
APPENDIX "A"

**CITY OF LONDON
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF April 2023**

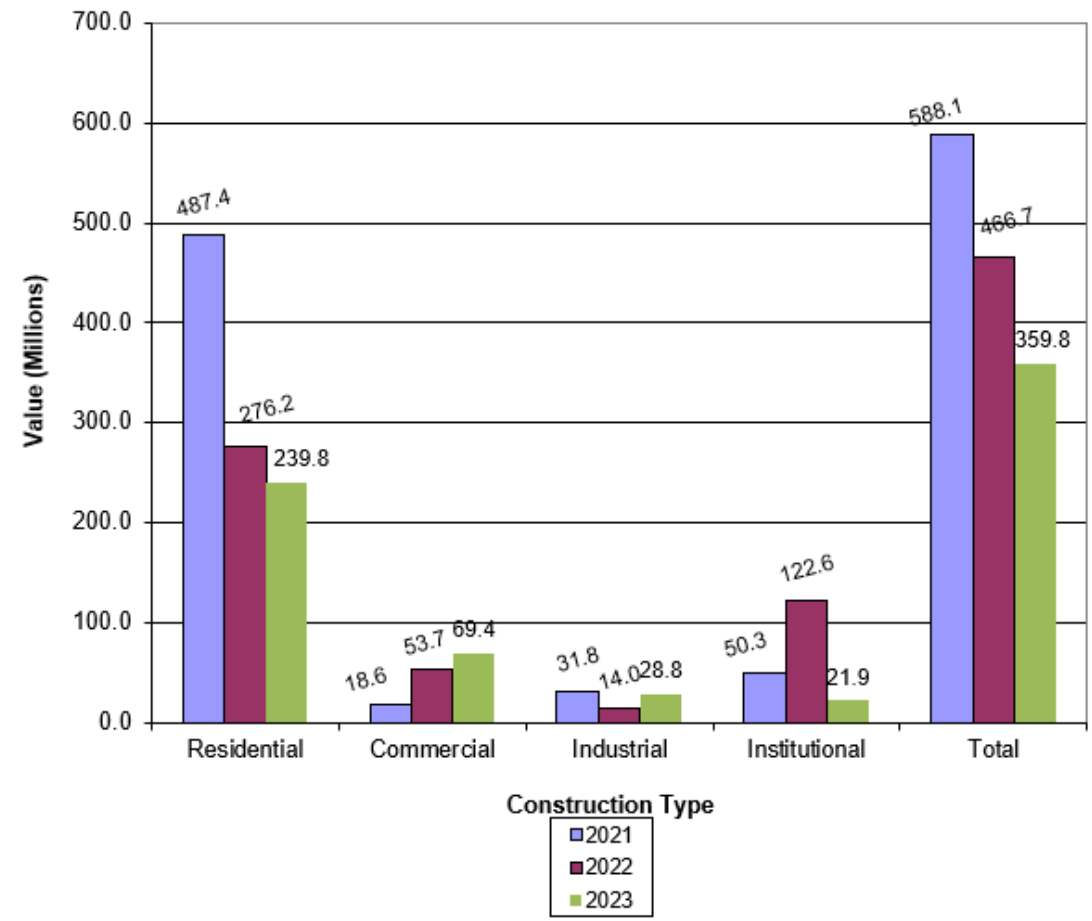
CLASSIFICATION	April 2023 to the end of April 2023			April 2022 to the end of April 2022			April 2021 to the end of April 2021											
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS						
SINGLE DETACHED DWELLINGS	14	7,377,330	14	59	33,512,041	59	61	36,338,353	61	246	120,943,640	246	107	49,894,500	107	427	191,810,000	427
SEMI DETACHED DWELLINGS	0	0	0	1	921,661	2	0	0	0	0	0	0	0	0	0	1	223,500	1
TOWNHOUSES	3	4,118,611	11	18	29,881,663	85	10	9,327,026	28	45	45,342,017	170	20	20,051,500	85	66	57,935,700	220
DUPLEX, TRIPLEX, QUAD, APT BLDG	3	30,944,312	138	7	75,613,600	275	2	49,365,348	129	5	78,695,538	232	2	118,250,000	698	6	208,260,000	993
RES-ALTER & ADDITIONS	110	7,424,803	13	489	28,282,689	71	127	6,778,160	12	531	31,266,842	59	161	6,163,550	11	533	29,152,271	44
COMMERCIAL -ERECT	0	0	0	3	34,230,820	2	1	3,500,000	0	5	34,650,000	0	5	335,000	0	14	3,528,500	0
COMMERCIAL - ADDITION	0	0	0	1	1,000	0	0	0	0	2	950,000	0	2	190,000	0	3	310,000	0
COMMERCIAL - OTHER	20	22,741,000	0	86	35,150,729	15	34	5,785,055	0	94	18,141,996	0	38	4,084,240	0	114	14,761,254	0
INDUSTRIAL - ERECT	4	2,106,137	0	4	2,106,137	0	0	0	0	0	0	0	0	0	0	3	15,792,500	0
INDUSTRIAL - ADDITION	0	0	0	3	17,810,611	0	2	3,022,320	0	3	13,322,320	0	1	526,560	0	2	806,560	0
INDUSTRIAL - OTHER	5	342,804	0	14	8,833,931	0	3	156,000	0	9	727,300	0	1	50,000	0	10	15,244,800	0
INSTITUTIONAL - ERECT	0	0	0	0	0	0	1	62,000,000	0	2	98,000,000	0	0	0	0	1	12,000,000	0
INSTITUTIONAL - ADDITION	4	3,242,750	0	4	3,242,750	0	0	0	0	0	0	0	0	1,992,500	0	3	1,963,386	0
INSTITUTIONAL - OTHER	12	4,153,950	0	33	18,651,200	0	6	9,359,000	0	22	24,613,237	0	8	150,000	0	28	36,298,450	0
AGRICULTURE	0	0	0	1	220,000	0	1	40,000	0	2	290,000	0	1	1,779,536	0	1	150,000	0
SWIMMING POOL FENCES	20	638,370	0	58	2,001,370	0	53	2,041,879	0	102	3,914,862	0	72	62,000	0	161	4,594,530	0
ADMINISTRATIVE	9	9,000	0	35	210,000	0	12	135,000	0	33	704,000	0	9	0	0	25	192,000	0
DEMOLITION	7	0	2	37	0	22	11	0	8	30	0	24	9	0	4	27	0	19
SIGNS/CANOPY - CITY PROPERTY	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	4	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	17	0	0	116	0	0	17	0	0	103	0	0	22	0	0	95	0	0
TOTALS	228	83,099,067	176	969	290,670,201	509	341	187,848,141	230	1,235	471,561,752	707	458	203,529,386	901	1,524	593,023,451	1,685

Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.
 2) Mobile Signs are no longer reported.
 3) Construction Values have been rounded up.

**Construction Value of Building Permits
April**



**Construction Value of Building Permits
January to April**





City of London - Building Division
Principal Permits Issued from April 1, 2023 to April 30, 2023

Owner	Project Location	Proposed Work	No. of Units	Construction Value
1803299 ONTARIO INC 1803299 ONTARIO INC	100 Kellogg Lane	Alter Amusement Games Establishment Interior alter for FOOD HALL Shell Permit Only –Provide sealed proposed ramp, brewhouse sealed platforms and stairs and folding door shop drawings to the Building Division for review prior to work in these areas. Commercial cooking hood fire suppression shop drawings to be submitted.	0	2,000,000
1803299 ONTARIO INC 1803299 ONTARIO INC	100 Kellogg Lane	Alter Museums Interior renovation of the fourth floor, including interior fit up and exhibits for the London Children's Museum Shell Permit Only – Provide stair A and B, guardrails/handrails and access ladder shop drawings to the Building Division for review prior to work in these areas. Provide sprinkler shop drawing and Integrated Test Plan (smoke/fire dampers).	0	18,000,000
FIRST CAPITAL (OXFORD) CORPORATION	1186 Oxford St W	Alter Retail Store Alter interior for existing Shoppers Drug Mart	0	500,000
REMBRANDT MEADOWLILLY INC REMBRANDT MEADOWLILLY INC	1224 Blackwell Blvd D	Erect-Townhouse - Condo ERECT 6 UNIT TOWNHOUSE BLOCK, BLDG D, 2 STOREY, DPN 40, 42, 44, 46, 48, 50	6	1,679,143
SUNCOR ENERGY INC	1376 Wellington Rd	Alter Restaurant Wendy's restaurant renovation - Alteration to the exterior structure Proposed sign not part of this permit. *****PROPOSED SIGNAGE REQUIRE SEPARATE SIGN PERMITS*****		400,000
9451935 CANADA INC	150 Simcoe St	Alter Warehousing PARTIAL DEMOLITION OF DELMAR BUILDING	0	130,000
DREWLO HOLDINGS INC DREWLO HOLDINGS INC	1595 Agathos St	Erect-Apartment Building ERECT 4 STOREY APARTMENT BUILDING WITH 39 UNITS ***FOUNDATION PERMIT ONLY***	39	12,220,272
KUZYN DEVELOPMENTS KUZYN DEVELOPMENTS	166 Central Ave	Alter Four-Plex CONVERTING SFD TO A FOURPLEX	3	370,800
1307939 ONTARIO LTD 1307939 ONTARIO LTD	190 Dundas St	Alter Office Complex-Apartments/Office CONVERTING SECOND AND THIRD FLOOR TO RESIDENTIAL USE. MAIN FLOOR TO BE USED FOR COMMERCIAL SPACE, FIRST FLOOR TO REMAIN VACANT - SEPARATE PERMIT REQUIRED FOR FIRST FLOOR FIT-UP	0	186,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1965 Upperpoint Gate X	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK, BLDG X, 2 STOREYS, DPNs 123, 125, 127, 129, - A/C AND DECKS INCLUDED.	4	1,316,051
ST JOSEPH'S HEALTH CARE LONDON ST JOSEPH'S HEALTH CARE LONDON	268 Grosvenor St	Alter Hospitals Renovation to accommodate installation of new Hot Cells and ceiling HVAC renovation to accommodate heat load in LEVEL P1	0	200,000



City of London - Building Division
Principal Permits Issued from April 1, 2023 to April 30, 2023

Owner	Project Location	Proposed Work	No. of Units	Construction Value
OLIVE TREE GARDENS INC. OLIVE TREE GARDENS INC.	2927 Petty Rd	Install-Townhouse - Condo Install site services.		2,500,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	301 Wortley Rd	Alter Schools Elementary, Kindergarten Renovation and refinishing of the staff and student washrooms and conversion of staff washrooms into a barrier free washroom in the basement.	0	372,300
	324 Grey St	Erect-Triplex ERECT TRIPLEX	3	724,040
MICHAEL BIERBAUM OLD OAK PROPERTIES INC	3392 Wonderland Rd S	Erect-Use to be Determined To Construct Shell Only for Building P. All required documents to be submitted for review prior to Permit being issued too Full. Tenant fit up Requires individual Building permits.	0	140,592
MICHAEL BIERBAUM OLD OAK PROPERTIES INC	3392 Wonderland Rd S	Erect-Use to be Determined To Construct Shell Only for Building R. All required documents to be submitted for review prior to Permit being issued too Full. Tenant fit up Requires individual Building permits.	0	250,670
MICHAEL BIERBAUM OLD OAK PROPERTIES INC	3392 Wonderland Rd S	Erect-Use to be Determined	0	618,700
MICHAEL BIERBAUM OLD OAK PROPERTIES INC	3392 Wonderland Rd S	Erect-Use to be Determined	0	1,096,175
	419 South St	Alter Duplex ALTER TO RESTORE REAR UNIT AFTER FIRE DAMAGE. RETORE VERT. FIRE SEPARATION WALL ON REAR UNIT SIDE, FRAME IN HEADER AT MAIN FLOOR BATHROOM, REPLACE INSULATION IN WALLS AND ATTIC TO MATCH EXISTING	0	275,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	50 Tewksbury Cres	Alter Schools Elementary, Kindergarten Interior alter - HVAC upgrades and structural modifications. SHELL permit - provide Integrated Testing Plan and Coordinator	0	3,378,000
Unity Project For Relief Of Homelessness In London	717 Dundas St	Alter Dormitory Interior alter to create more bedrooms on the main and the second floor. New bathroom in the basement. SHELL permit - sprinkler shop drawings and GRCC for FULL permit required.	0	560,000
U-HAUL CO (CANADA) LTD.	745 York St	Alter Retail store and warehouse Alter to provide a space for our customers to get palletized deliveries in a secure location until it can be placed in their storage room	0	200,000



City of London - Building Division
Principal Permits Issued from April 1, 2023 to April 30, 2023

Owner	Project Location	Proposed Work	No. of Units	Construction Value
	756 Riverside Dr 4	Erect-Townhouse - Cluster SDD ERECT SDD, 2 STOREY, 3 CAR GARAGE, FINISHED WALKOUT BASEMENT, 5 BEDROOMS, W/ COVERED PORCH AND TERRACE, HOT2000, LOT 2, 33R-16019, HRV & DWHR REQUIRED **M-PLAN IS NOT PROVIDED**	1	1,123,417
London Squash Racquets Club	76 Albert St	Alter Gymnasia INTERIOR ALTERATIONS TO INTERIOR LOAD-BEARING WALL.	0	200,000
785 Wonderland Road Inc C/O Mccor Management (East) Inc.	785 Wonderland Rd S	Alter Retail Store INTERIOR ALTERATION / FIT OUT FOR MERCANTILE, DOGTOPIA, UNIT 9 IN EXISTING MALL; PARTITIONS, PLUMBING, HVAC **OPEN ORDER** Permit not to be cancelled. Per K. Wilding	0	250,000
SOUTHSIDE CONSTRUCTION MANAGEMENT LTD SOUTHSIDE CONSTRUCTION MANAGEMENT LTD	805 Southdale Rd W	Erect-Apartment Building ERECT NEW 5 STOREY APARTMENT FOUNDATION PERMIT ONLY. NO ABOVE GRADE CONSTRUCTION PERMITTED. MISC. METALS TO BE SUBMITTED FOR REVIEW. FIRE PROTECTION SPRINKLER SYSTEM SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW. FIRE PROTECTION DEFICIENCY TO BE RECTIFIED.	96	18,000,000
London City	920 Sunningdale Rd E	Add Municipal Buildings BUILDING PERMIT ISSUED SHELL ONLY for NEW SECOND FLOOR ADDITION. SPRINKLER SHOP DRAWINGS TO BE SUBMITTED	0	3,200,000

Total Permits 27 Units 152 Value 69,891,160

** Includes all permits over \$100,000, except for single and semi-detached dwellings.*