

## 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  
June 2023

**Date:** September 11, 2023

## Recommendation

That the report dated June 2023 entitled “Building Division Monthly Report June 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 June 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 June 2023. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity for the Month of June 2023”, as well as respective “Principle Permits Reports”.

### 2.0 Discussion and Considerations

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

#### Permits Issued to the end of the month

As of June 2023, a total of 1,816 permits were issued, with a construction value of \$444.3 Million, representing 685 new dwelling units. Compared to the same period in 2022, this represents a 15.5% decrease in the number of building permits, with a 33.4% decrease in construction value and an 32% decrease in the number of dwelling units constructed.

### **Total permits to construct New Single and Semi-Dwelling Units**

As of the end of June 2023, the number of building permits issued for the construction of single and semi-detached dwellings was 111, representing a 71.9% decrease over the same period in 2022.

### **Number of Applications in Process**

As of the end of June 2023, 965 applications are in process, representing approximately \$1.05 billion in construction value and an additional 1,262 dwelling units compared with 1,040 applications, with a construction value of \$1.6 billion and an additional 3,288 dwelling units in the same period in 2022.

### **Rate of Application Submission**

Applications received in June 2023 averaged to 19.5 applications per business day, for a total of 431 applications. Of the applications submitted 31 were for the construction of single detached dwellings and 26 townhouse units.

### **Permits issued for the month**

In June 2023, 430 permits were issued for 85 new dwelling units, totaling a construction value of \$84.9 million.

### **Inspections – Building**

A total of 1,744 inspection requests were received with 1,783 inspections being conducted.

In addition, 21 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,744 inspections requested, 98% were conducted within the provincially mandated 48 hour period.

### **Inspections - Code Compliance**

A total of 1,006 inspection requests were received, with 1,095 inspections being conducted.

An additional 142 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 1,006 inspections requested, 98% were conducted within the provincially mandated 48 hour period.

### **Inspections - Plumbing**

A total of 942 inspection requests were received with 1,232 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 942 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

## **2018 - 2020 Permit Data**

Additional permit data has been provided in Appendix “A” to reflect 2018 – 2020 permit data.

## **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 June 2023. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity” for the month of June 2023 as well as “Principle Permits Reports”.

**Prepared by:** Peter Kokkoros, P.Eng.  
Director, Building and Chief Building Official  
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

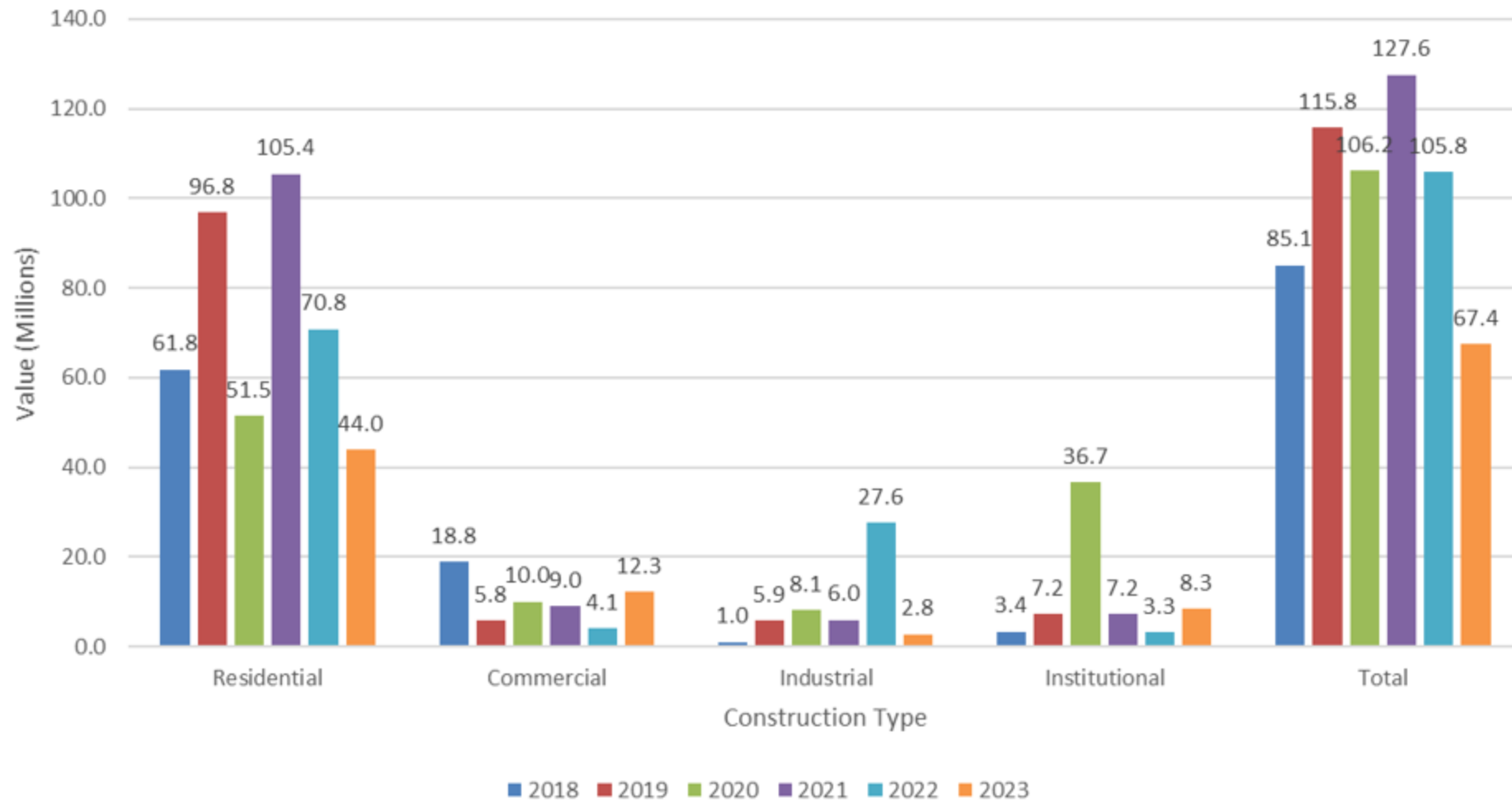
**APPENDIX "A"**

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

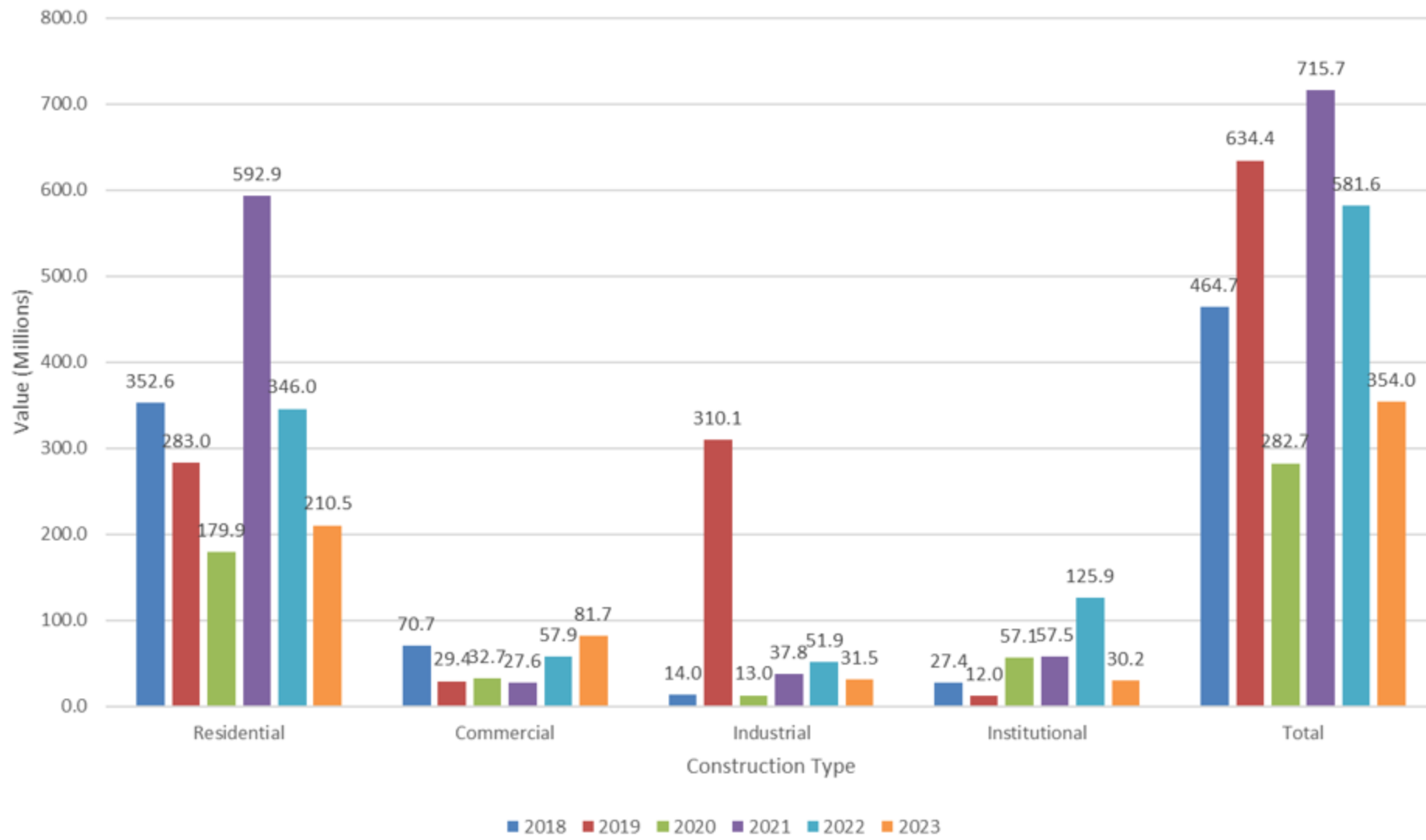
CLASSIFICATION	June 2023			to the end of June 2023			June 2022			to the end of June 2022			June 2021			to the end of June 2021		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	31	15,834,117	31	108	59,585,662	108	77	40,570,438	77	395	198,802,844	395	88	40,902,000	88	619	281,583,900	619
SEMI DETACHED DWELLINGS	1	933,096	1	2	1,854,757	3	0	0	0	0	0	0	0	0	0	1	223,500	1
TOWNHOUSES	4	7,784,334	26	35	61,196,549	182	10	16,053,982	47	66	75,275,417	257	26	28,044,000	125	125	116,902,800	471
DUPLEX, TRIPLEX, QUAD, APT BLDG	2	1,153,145	4	10	77,248,730	281	0	0	0	6	85,195,538	264	1	42,000,000	266	8	267,260,000	1,320
RES-ALTER & ADDITIONS	217	16,398,284	23	898	52,572,002	111	215	9,621,571	16	961	53,407,203	92	188	7,874,125	12	917	45,656,631	65
COMMERCIAL - ERECT	1	474,250	0	5	37,280,370	0	2	1,416,470	0	7	36,066,470	0	0	0	0	17	5,668,500	0
COMMERCIAL - ADDITION	2	307,500	0	5	2,763,500	0	1	12,000	0	4	2,941,900	0	1	90,000	0	4	400,000	0
COMMERCIAL - OTHER	31	6,079,377	0	159	50,923,556	0	28	2,917,062	0	151	23,205,148	0	25	6,910,300	0	170	28,484,604	0
INDUSTRIAL - ERECT	0	0	0	4	2,106,137	0	0	0	0	0	0	0	1	2,000,000	0	5	20,792,500	0
INDUSTRIAL - ADDITION	1	9,441,700	0	5	28,265,634	0	1	1,566,925	0	7	52,657,671	0	0	0	0	4	3,346,560	0
INDUSTRIAL - OTHER	4	2,881,120	0	25	13,495,051	0	1	70,000	0	14	918,200	0	5	82,600	0	17	15,774,400	0
INSTITUTIONAL - ERECT	1	17,000,000	0	2	19,710,400	0	0	0	0	3	99,646,231	0	0	0	0	1	12,000,000	0
INSTITUTIONAL - ADDITION	4	200,000	0	9	3,462,750	0	1	189,000	0	1	189,000	0	2	44,650,000	0	5	46,613,386	0
INSTITUTIONAL - OTHER	38	5,771,372	0	113	30,037,524	0	14	2,567,000	0	45	28,796,605	0	19	6,791,700	0	61	50,292,150	0
AGRICULTURE	1	35,000	0	2	255,000	0	1	1,320,000	0	3	1,610,000	0	0	0	0	1	150,000	0
SWIMMING POOL FENCES	21	575,500	0	104	3,145,652	0	50	1,871,655	0	200	7,345,528	0	32	698,459	0	234	6,313,970	0
ADMINISTRATIVE	23	54,000	0	84	386,000	0	25	47,000	0	69	765,000	0	10	6,000	0	47	213,000	0
DEMOLITION	7	0	4	54	0	34	9	0	7	46	0	37	8	0	6	38	0	27
SIGNS/CANOPY - CITY PROPERTY	2	0	0	3	0	0	7	0	0	10	0	0	2	0	0	7	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	39	0	0	189	0	0	20	0	0	160	0	0	39	0	0	155	0	0
<b>TOTALS</b>	<b>430</b>	<b>84,922,795</b>	<b>85</b>	<b>1,816</b>	<b>444,289,274</b>	<b>685</b>	<b>462</b>	<b>78,223,103</b>	<b>140</b>	<b>2,148</b>	<b>666,822,954</b>	<b>1,008</b>	<b>447</b>	<b>180,049,184</b>	<b>497</b>	<b>2,436</b>	<b>901,675,900</b>	<b>2,503</b>

CLASSIFICATION	June 2020			to the end of June 2020			June 2019			to the end of June 2019			June 2018			to the end of June 2018		
	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	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	85	36,868,544	85	376	159,106,304	376	53	25,099,950	53	306	129,834,191	306	54	22,935,930	54	377	155,999,060	377
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	14	16,625,300	67	54	43,268,185	172	12	8,988,750	40	86	73,169,840	347	27	18,799,316	68	126	88,096,510	348
DUPLEX, TRIPLEX, QUAD, APT BLDG	2	16,504,800	60	4	26,878,800	127	1	896,000	5	13	90,607,152	442	0	0	0	5	124,642,720	534
RES-ALTER & ADDITIONS	123	4,518,050	2	557	25,158,423	20	168	4,261,877	3	911	28,624,102	43	196	7,558,323	2	901	33,164,399	45
COMMERCIAL - ERECT	3	1,349,800	0	7	4,160,300	0	2	4,650,000	0	6	7,339,680	0	7	13,813,275	0	19	49,761,363	0
COMMERCIAL - ADDITION	1	790,000	0	2	791,800	0	3	2,337,500	0	7	5,349,500	0	1	15,000	0	9	6,890,718	0
COMMERCIAL - OTHER	21	8,506,654	0	183	38,380,885	0	45	13,139,600	0	286	36,598,170	0	33	2,940,870	0	227	30,800,887	0
INDUSTRIAL - ERECT	0	0	0	2	3,436,700	0	1	450,000	0	5	301,580,000	0	0	0	0	2	8,500,000	0
INDUSTRIAL - ADDITION	0	0	0	4	7,918,800	0	0	0	0	5	5,249,000	0	2	5,958,000	0	4	6,798,000	0
INDUSTRIAL - OTHER	4	422,000	0	21	2,107,607	0	7	1,060,800	0	42	4,792,300	0	8	8,785,120	0	36	13,404,968	0
INSTITUTIONAL - ERECT	0	0	0	2	32,575,000	0	1	9,816,800	0	1	9,816,800	0	0	0	0	0	0	0
INSTITUTIONAL - ADDITION	4	3,160,000	0	6	6,560,000	0	1	1,327,200	0	2	1,453,200	0	1	900,000	0	4	6,750,000	0
INSTITUTIONAL - OTHER	20	11,528,000	0	59	32,664,201	0	23	3,921,500	0	71	15,768,910	0	19	10,300,710	0	121	31,898,310	0
AGRICULTURE	0	0	0	1	100,000	0	0	0	0	4	15,610,000	0	0	0	0	1	50,000	0
SWIMMING POOL FENCES	95	1,789,796	0	162	3,718,836	0	41	836,331	0	112	2,460,864	0	46	1,081,329	0	115	2,466,489	0
ADMINISTRATIVE	4	0	0	23	88,000	0	26	58,205	0	70	192,005	0	30	72,400	0	77	250,900	0
DEMOLITION	8	0	5	32	0	23	8	0	4	44	0	23	9	0	3	47	0	21
SIGNS/CANOPY - CITY PROPERTY	1	0	0	2	0	0	1	0	0	18	0	0	2	0	0	8	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	12	0	0	137	0	0	38	0	0	287	0	0	51	0	0	240	0	0
<b>TOTALS</b>	<b>397</b>	<b>102,062,944</b>	<b>214</b>	<b>1,634</b>	<b>386,913,841</b>	<b>695</b>	<b>431</b>	<b>76,844,513</b>	<b>105</b>	<b>2,276</b>	<b>728,445,714</b>	<b>1,138</b>	<b>486</b>	<b>93,160,273</b>	<b>127</b>	<b>2,319</b>	<b>559,474,323</b>	<b>1,325</b>

### Construction Value of Building Permits (June)



Construction Value of Building Permits (Jan - June)





City of London - Building Division

Principal Permits Issued from June 1, 2023 to June 30, 2023

Owner	Project Location	Proposed Work	No. of Units	Construction Value
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	1040 Oxford St W	Install - Sanitary or Storm sewer - Schools Secondary, High, Jr. High Rehabilitation of existing asphalt driveway and parking lot, replacement of existing storm sewers, replacement of curbs and sidewalks. Project has had a pre consultation meeting with City staff and it was determined that site plan application was not required.		1,100,000
WESTWOOD POWER CENTRE INC. WESTWOOD POWER CENTRE INC.	1040 Wharncliffe Rd S C	(statcan) Alter - Restaurant Interior fit up for a new McDonald's restaurant	0	213,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	1100 Victoria Dr N/S	Install - Sanitary or Storm sewer - Schools Elementary, Kindergarten Parking Lot improvements at Lord Elgin Public School including removal of existing asphalt/concrete as well as topsoil/sod. Installation of new asphalt, new catchbasin frame and grates and one new perforated subdrain.		260,000
CANADIAN COMMERCIAL (CAMBRIDGE) INC.	1225 Wonderland Rd N	(statcan) Alter - Offices ALTER INTERIOR OF EXISTING BUILDING, FOR OFFICES.	0	646,464
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	130 Wharncliffe Rd S	(statcan) Alter - Schools Elementary, Kindergarten Renovation and refinishing of the staff and student washroom.	0	314,000
London Humane Society	1414 Dundas St	(statcan) Erect - Municipal Buildings Erect animal shelter, Humane Society London & Middlesex. ***FOUNDATION PERMIT WITH SITE SERVICES***.	0	17,000,000
OLD OAK PROPERTIES INC OLD OAK PROPERTIES INC	1525 Dyer Dr	(statcan) Add (Residential) - Garage for Apartment Building ADDITION TO EXISTING PARKING GARAGE Shell Permit Only – Provide sealed stair guards and precast stair shop drawings to the Building Division for review prior to work in these areas.	0	4,644,680
GREATER LONDON INTERNATIONAL Greater London International	15870 Dakota Pl	Install - Freight Depots INSTALL WATER METER AND ASSEMBLY FOR MOBILE TRAILER UNIT		2,496,120
PHIL PATTYN 2445727 Ontario Inc	16 Wethered St	(statcan) Erect - Townhouse - Rental ERECT 8 UNIT TOWNHOUSE BLOCK. 2 STOREY. DPNs 1,3,5,7,9,11,13, & 15.	8	2,380,988
YORK DEVELOPMENTS YORK DEVELOPMENTS	1886 Oxford St W	(statcan) Alter - Restaurant Alter interior for Restaurant A2, Unit 101. SHELL PERMIT ONLY. No Fire Protection work. Provide Sealed Sprinkler Shop Drawings, Hydraulic Calculations and Sealed Fire Suppression Drawings for review and approval.	0	415,000



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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
CALLOWAY REIT (LONDON N) INC CANADIAN PROPERTY HOLDINGS	1965 Hyde Park Rd	(statcan) Alter - Retail Store ALTER FOR TENANT FIT-UP UNITS D10 AND D11 *****SIGNAGE ON SEPARATE PERMIT*****	0	298,500
LEGACY HOMES OF LONDON 2021 LEGACY HOMES OF LONDON 2021	1965 Upperpoint Gate Y	(statcan) Erect - Townhouse - Condo ERECT 2 STOREY, 7 UNIT TOWNHOUSE BLOCK BLDG Y, DPNS 131,133,135,137,139,141,143, UNFINISHED BASEMENTS IN DPNS 133, 135, 137, 139 & 141, 3 BEDROOMS, 1 CAR GARAGE, SB-12 A5, NO DECK, HRV & DWHR REQUIRED SOILS REPORT REQUIRED	7	2,269,740
Equiton Commercial Real Estate Fund Gp Inc	1970 Hyde Park Rd 5	(statcan) Alter - Restaurant ALTER FOR RESTAURANT > 30 PERSONS	0	105,000
	261 Wortley Rd	(statcan) Alter - Duplex INTERIOR ALTERATION ONLY TO CREATE A SECONDARY DWELLING UNIT. EXTERIOR WORK NOT PERMITTED WITHOUT HERITAGE APPROVAL.	1	100,776
ST JOSEPH'S HEALTH CARE LONDON ST JOSEPH'S HEALTH CARE LONDON	268 Grosvenor St	(statcan) Alter - Hospitals Interior Alterations to accommodate installation of PET CT Scanner at St Joseph's Health Care London	0	285,000
MICHAELTON HOMES LTD	28 Carlton Ave	(statcan) Erect - Duplex ERECT DUPLEX, 2 STOREY, NO CAR GARAGE, FINISHED BASEMENT TO BE ADDITIONAL DWELLING UNIT, 5 BEDROOMS, COVERED PORCH, NO A/C, SB-12 A1, LOT 4 REGISTERED PLAN NO. 209(E), HRV & DWHR REQUIRED SOILS REPORT REQUIRED	2	521,963
CALLOWAY REIT (FOX HOLLOW) INC	2925 Tokala Trail	Install - Site Services This application is for "Application for a Permit to Construct or Demolish" for the construction of private sanitary, storm, water and street infrastructure for an approved site plan.		1,900,000
WONDERLAND POWER CENTRE INC. WONDERLAND POWER CENTRE INC.	3209 Wonderland Rd S	(statcan) Alter - Medical Offices Interior Fit Up Permits for London X-Ray	0	200,000
OLD OAK PROPERTIES INC OLD OAK PROPERTIES INC	3343 Morgan Ave A	(statcan) Erect - Townhouse - Rental ERECT NEW 10 UNIT TOWNHOUSE BLOCK, 2 STOREY, SB-12 A1 SOILS REPORT REQUIRED	10	2,335,443
WONDERLAND GATEWAY CENTRE INC	3459 Wonderland Rd S	(statcan) Add (Non-Residential) - Restaurant Stand alone drive thru canopy foundation and site signage foundation. Construction of order point canopy.	0	300,000
ALI SOUFAN WONDERLAND GATEWAY CENTRE INC.	3469 Wonderland Rd S	(statcan) Erect - Carwash Erect Double Bay Car-wash	0	474,250
SKYLINE RETAIL REAL ESTATE HOLDINGS INC.	395 Wellington Rd	(statcan) Alter - Retail Plaza Interior alterations to existing unit. Unit 10.	0	250,000





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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
LAMBETH HEALTH ORGANIZATION INC	4402 Colonel Talbot Rd	(statcan) Alter - Office Complex (Retail/Office) PHASE 2 WORK - INTERIOR ALTERATION FOR MEDICAL OFFICES. REMOVAL AND REBUILDING OF SOME EXTERIOR WORK. ***SHELL PERMIT*** - PROVIDE SPRINKLER SHOP DRAWINGS, STEEL SHOP DRAWINGS AND SIGNED FP GRCC FORM TO ISSUE TO FULL.	0	3,200,000
Shana'A Holdings Inc.	46 Essex St	Install - Apartment Building Install site services water and sewer *****ZONING IS APPROVED ONLY FOR THE PROPOSED WATER SERVICE AND NOT FOR THE PRROPOSED 4-PLEX*****		500,000
DESJARDINS FINANCIAL LIFE FIRST CAPITAL (OXFORD) CORP	607 Fanshawe Park Rd W C	(statcan) Alter - Dental Offices ALTER INTERIOR FOR EXISTING DENTAL OFFICE	0	126,688
GEORGE WARREN 1873904 ONTARIO LTD.	613 Sovereign Rd	(statcan) Alter - Plant for Manufacturing INSTALLATION OF TWO SPRAY PAINT BOOTHS, ONE DRYING ROOM AND TWO MAKE UP AIR UNITS	0	250,000
THE BOARD OF EDUCATION FOR THE CITY OF LONDON	626 Osgoode Dr	Install - Sanitary or Storm sewer - Schools Elementary, Kindergarten rehabilitation of existing playground areas, including a reduction in asphalt surface area with new green space, an outdoor classroom area, and replacement of existing storm along the south end of the school		610,000
SWS PROPERTY CORP	695 Sovereign Rd	(statcan) Add (Non-Residential) - Distilleries ADDITION TO EXISTING BUILDING (PHASE 1) Shell Permit Only – Provide sealed fire shutter door assembly connection detail, brewing tanks sealed shop drawings, access ladder sealed shop drawings and stairs/landings/guards sealed shop drawings to the Building Division for review prior to work in these areas.	0	9,441,700
	700 Osgoode Dr 134	(statcan) Alter - Townhouse - Condo ALTER TO UNDERPIN FOUNDATION AND SISTER NEW FLOOR JOISTS TO ALL EXISTING FLOOR JOISTS.		210,000
	720 Apricot Dr 2	(statcan) Erect - Townhouse - Cluster SDD ERECT NEW SDD. 2 STOREY, 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, UNCOVERED DECK, NO A/C, SB-12 A1, UNIT 1 MVLCP No. 972, HRV & DWHR REQUIRED. SOILS REPORT REQUIRED.	1	798,163
LIORA FINE ARTS INC	753 Dundas St	(statcan) Alter - Office/Retail/Apt Complex Repair Fire and smoke damages to Unit #105 and hallway due to fire. Return it to pre-fire condition.	0	210,000



## City of London - Building Division

### Principal Permits Issued from June 1, 2023 to June 30, 2023

Owner	Project Location	Proposed Work	No. of Units	Construction Value
DAVID VANDER WIELEN VANDER WIELEN DESIGN BUILD INC.	769 Gatestone Rd	(statcan) Erect - Duplex ERECT NEW SDD AND CREATE AN ADDITIONAL RESIDENTIAL UNIT IN THE BASEMENTW, 2 STOREY, 2 CAR GARAGE, 5 BEDROOM, FINISHED BASEMENT, NO DECK, NO A/C, SB-12 A1, LOT 48 PLAN 33M826, HRV & DWHR REQUIRED SOILS REPORT REQUIRED *****ADDITIONAL RESIDENTIAL UNITS AS PER SEC 4.37 OF ZONING BY-LAW Z-1***** *****TOTAL OF 5 BEDROOMS FOR BOTH UNITS COMBINED***** *****AC MUST BE A MINIMUM OF 3 FEET FROM ANY PROPERTY LINE*****	2	631,182
PROVINCE OF ONTARIO INFRASTRUCTURE PROVINCE OF ONTARIO MINISTER OF INFRASTRUCTURE	80 Dundas St	(statcan) Alter - Provincial Buildings Elevator modernization, fire alarm upgrade, addition of sump and pump for elevator pit, HVAC upgrade for elevator machine room.	0	1,888,350

Total Permits 33      Units 31      Value 56,377,007

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