

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
October 2023

Date: December 4, 2023

Recommendation

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

2.0 Discussion and Considerations

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

Permits Issued to the end of the month

As of October 2023, a total of 3,092 permits were issued, with a construction value of \$1.04 billion, representing 1,244 new dwelling units. Compared to the same period in 2022, this represents a 15.3% decrease in the number of building permits, with a 23.1% decrease in construction value and an 43.4% decrease in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of October 2023, the number of building permits issued for the construction of single and semi-detached dwellings was 204, representing a 63.2% decrease over the same period in 2022.

Number of Applications in Process

As of the end of October 2023, 973 applications are in process, representing approximately \$774.3 million in construction value and an additional 1,083 dwelling units compared with 1,469 applications, with a construction value of \$754 million and an additional 1,469 dwelling units in the same period in 2022.

Rate of Application Submission

Applications received in October 2023 averaged to 13.5 applications per business day, for a total of 283 applications. Of the applications submitted 19 were for the construction of single detached dwellings and 13 townhouse units.

Permits issued for the month

In October 2023, 282 permits were issued for 113 new dwelling units, totaling a construction value of \$140.2 million.

Inspections – Building

A total of 1,903 inspection requests were received with 1,899 inspections being conducted.

In addition, 27 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,903 inspections requested, 98% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 994 inspection requests were received, with 1,117 inspections being conducted.

An additional 184 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 994 inspections requested, 98% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 905 inspection requests were received with 1,158 inspections being conducted related to building permit activity.

An additional 9 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 905 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 October 2023. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity” for the month of October 2023 as well as “Principle Permits Reports”.

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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"

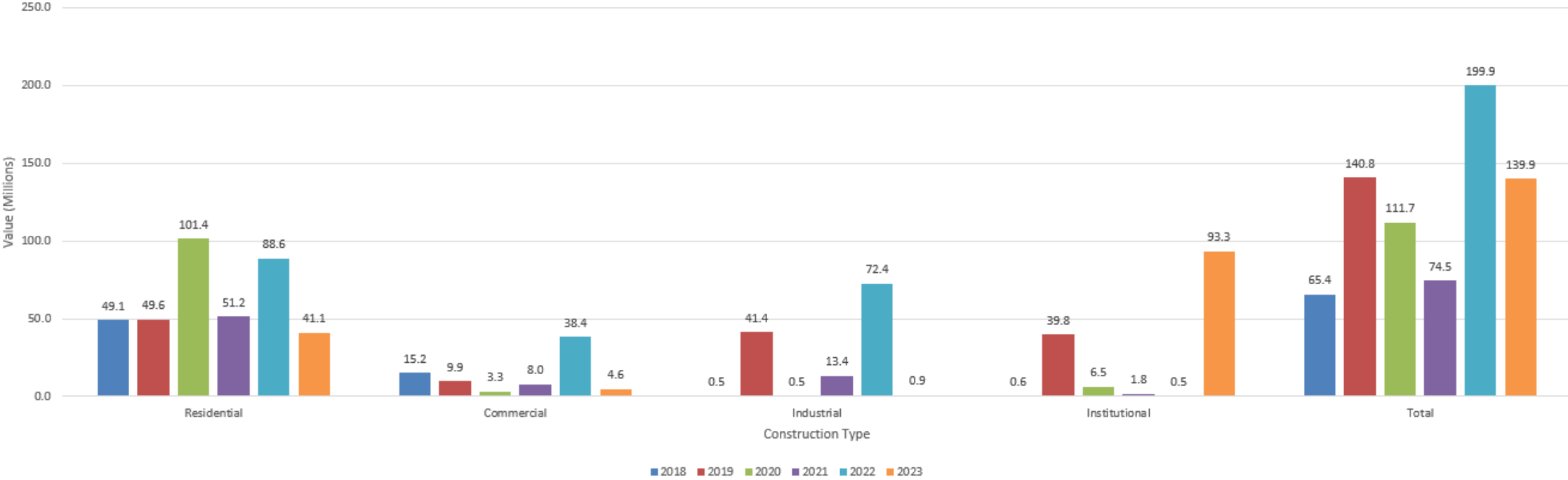
CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF OCTOBER 2023

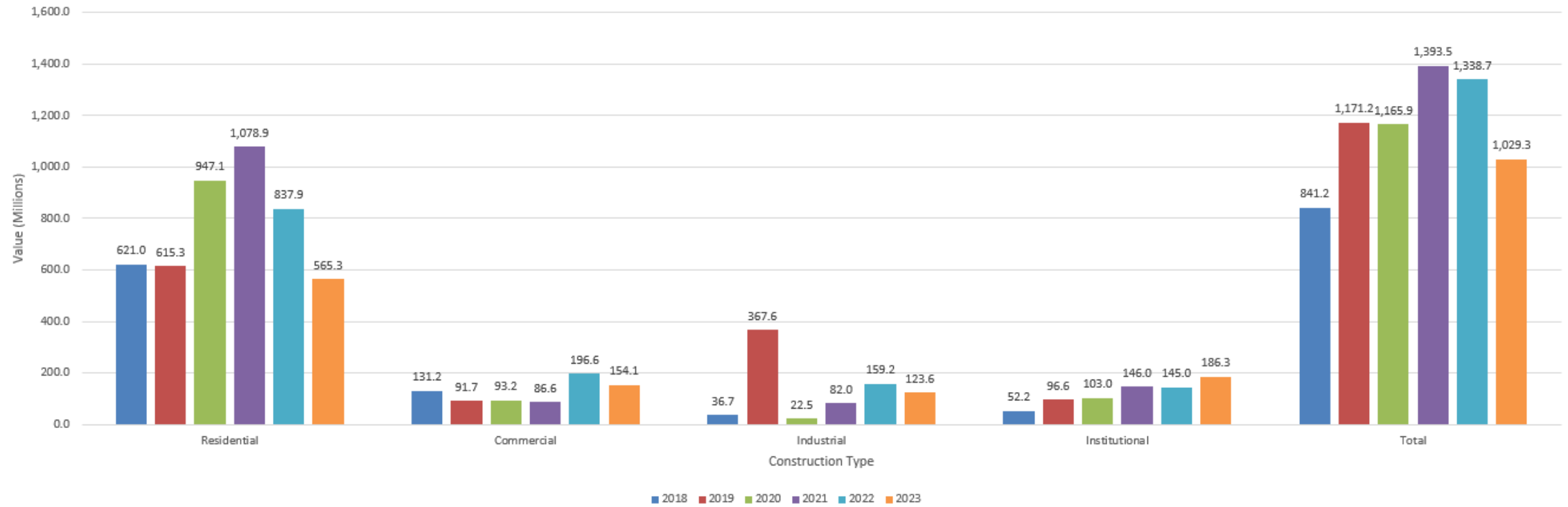
CLASSIFICATION	October 2023			to the end of October 2023			October 2022			to the end of October 2022			October 2021			to the end of October 2021		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	19	10,926,021	19	199	109,142,827	199	36	20,100,228	36	555	283,217,074	555	71	31,069,000	71	914	414,056,550	914
SEMI DETACHED DWELLINGS	0	0	0	5	4,181,026	9	0	0	0	0	0	0	1	526,000	1	2	749,500	2
TOWNHOUSES	3	6,232,023	13	55	98,690,934	291	3	3,682,524	12	105	146,722,528	476	14	15,022,300	73	193	184,672,200	748
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	11,711,772	42	18	177,961,217	522	2	56,049,372	250	15	316,809,135	995	0	0	0	14	411,371,500	1,751
RES-ALTER & ADDITIONS	157	12,219,716	39	1,602	175,276,727	223	155	8,728,583	16	1,688	91,115,585	170	154	4,575,225	13	1,577	68,030,652	114
COMMERCIAL - ERECT	1	800,000	0	7	39,380,370	0	2	36,671,668	0	15	91,781,087	1	2	1,955,000	0	24	13,474,400	0
COMMERCIAL - ADDITION	2	70,000	0	11	8,631,730	0	0	0	0	10	27,001,900	0	0	0	0	6	3,626,500	0
COMMERCIAL - OTHER	19	3,707,438	0	259	106,077,198	0	18	1,734,916	0	237	77,835,110	0	32	6,094,900	0	299	69,514,215	0
INDUSTRIAL - ERECT	0	0	0	5	51,391,868	0	1	69,793,395	0	3	99,373,579	0	2	1,115,000	0	14	46,342,409	0
INDUSTRIAL - ADDITION	1	10,000	0	9	54,238,428	0	0	0	0	7	52,657,871	0	1	10,500,000	0	7	16,886,560	0
INDUSTRIAL - OTHER	5	862,000	0	43	18,004,051	0	3	2,601,700	0	29	7,179,860	0	7	1,820,500	0	31	18,782,480	0
INSTITUTIONAL - ERECT	1	86,243,053	0	4	120,942,305	0	0	0	0	3	99,646,231	0	0	0	0	1	12,000,000	0
INSTITUTIONAL - ADDITION	0	0	0	13	12,159,743	0	0	0	0	2	2,379,000	0	0	0	0	6	47,273,386	0
INSTITUTIONAL - OTHER	12	7,093,109	0	167	53,182,125	0	5	543,000	0	142	42,931,836	0	8	1,829,500	0	116	86,726,950	0
AGRICULTURE	0	0	0	7	4,152,600	0	0	0	0	3	1,610,000	0	2	207,000	0	4	557,000	0
SWIMMING POOL FENCES	8	305,000	0	161	5,994,368	0	10	600,600	0	307	12,507,509	0	18	737,138	0	355	10,453,296	0
ADMINISTRATIVE	7	12,000	0	128	493,000	0	6	6,000	0	127	881,000	0	5	8,000	0	87	298,000	0
DEMOLITION	10	0	24	87	0	70	3	0	3	85	0	58	7	0	4	67	0	45
SIGNS/CANOPY - CITY PROPERTY	2	0	0	12	0	0	2	0	0	17	0	0	0	0	0	8	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	34	0	0	300	0	0	16	0	0	302	0	0	43	0	0	310	0	0
TOTALS	282	140,192,132	113	3,092	1,039,900,516	1,244	262	200,511,986	314	3,652	1,353,649,305	2,197	367	75,459,563	158	4,035	1,404,815,597	3,529

CLASSIFICATION	October 2020			to the end of October 2020			October 2019			to the end of October 2019			October 2018			to the end of October 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	98	42,392,100	98	756	321,280,454	756	55	22,933,225	55	564	238,577,565	564	64	26,364,180	64	597	250,584,025	597
SEMI DETACHED DWELLINGS	0	0	0	2	1,023,000	4	0	0	0	3	884,400	6	0	0	0	0	0	0
TOWNHOUSES	22	22,359,800	97	119	115,879,985	438	21	21,781,520	90	146	134,193,130	606	11	9,727,400	39	187	144,072,269	587
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	29,586,000	116	13	460,464,800	1,530	0	0	0	18	192,486,852	875	2	6,753,600	27	9	171,356,520	740
RES-ALTER & ADDITIONS	156	7,028,754	5	1,243	48,442,763	45	161	4,916,980	2	1,586	49,204,797	58	163	6,250,322	12	1,599	55,021,259	74
COMMERCIAL - ERECT	0	0	0	9	7,160,300	0	1	320,000	0	15	20,982,080	0	4	3,537,200	0	31	58,984,303	0
COMMERCIAL - ADDITION	1	1,386,000	0	4	2,182,800	0	0	0	0	15	9,554,000	0	1	1,130,000	0	13	10,780,718	0
COMMERCIAL - OTHER	24	1,953,842	0	303	83,893,169	0	42	9,609,793	0	439	61,170,203	2	48	10,552,700	0	405	61,473,339	0
INDUSTRIAL - ERECT	1	366,700	0	6	8,653,400	0	1	6,000,000	0	12	318,766,000	0	0	0	0	3	9,450,000	0
INDUSTRIAL - ADDITION	1	12,500	0	5	7,931,300	0	2	35,390,000	0	10	41,703,100	0	1	20,000	0	7	7,330,000	0
INDUSTRIAL - OTHER	3	101,000	0	35	5,915,407	0	3	43,000	0	64	7,090,320	0	10	500,500	0	55	19,916,304	0
INSTITUTIONAL - ERECT	1	30,000	0	4	32,855,000	0	0	0	0	2	27,456,800	0	0	0	0	0	0	0
INSTITUTIONAL - ADDITION	0	0	0	8	15,178,000	0	2	33,900,000	0	9	39,233,800	0	0	0	0	5	14,049,600	0
INSTITUTIONAL - OTHER	13	6,458,000	0	145	54,997,001	0	16	5,902,000	0	167	29,890,960	0	7	607,250	0	208	38,133,942	0
AGRICULTURE	1	162,000	0	2	262,000	0	0	0	0	6	15,700,000	0	0	0	0	3	210,000	0
SWIMMING POOL FENCES	23	788,400	0	340	8,555,291	0	12	263,000	0	205	4,402,267	0	20	762,000	0	216	4,919,972	0
ADMINISTRATIVE	4	3,000	0	45	109,000	0	13	29,000	0	137	349,000	0	18	19,500	0	173	453,850	0
DEMOLITION	8	0	1	65	0	44	7	0	7	78	0	46	2	0	1	73	0	35
SIGNS/CANOPY - CITY PROPERTY	3	0	0	5	0	0	1	0	0	28	0	0	3	0	0	14	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	33	0	0	261	0	0	31	0	0	428	0	0	2	0	0	273	0	0
TOTALS	393	112,628,096	317	3,370	1,174,783,670	2,817	368	141,088,518	147	3,932	1,191,645,274	2,111	356	66,224,652	142	3,871	846,736,100	1,998

Construction Value of Building Permits (October)



Construction Value of Building Permits (Jan - Oct)





City of London - Building Division

Principal Permits Issued from October 1, 2023 to October 31, 2023

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Wallmac Wood Industries C/O Reitter Management Corp	1 Cuddy Crt	(statcan) Alter - Freight Depots Installation of 4 Electric Vehicle charger with overhead structural support	0	140,000
RONGTIAN CHAI Meadowlily Developments Inc	101 Meadowlily Rd S	Install - Water service/main - Townhouse - Cluster SDD Servicing Permit Application		1,653,000
MCC 91 Middlesex Condominium Corporation No. 91	1096 Jalna Blvd	(statcan) Alter - Apartment Building This is a multi-unit apartment building - looking to repair existing balconies		706,675
Ingredion Canada Corporation	1100 Green Valley Rd	(statcan) Alter - Food Processing Plant Installing a new tank base / retaining wall in place of an existing one to suite a larger tank requirement.	0	120,000
KAMATO HOLDINGS LIMITED	115 Cherryhill Blvd	Install - Backflow Preventer - Apartment Building install 1 1/4" RP backflow device installation in the mechanical room on the roof, serving the hydronic heating system replacing the 1" existing. device.		160,000
WESTERN UNIVERSITY WESTERN UNIVERSITY	1151 Richmond St	(statcan) Alter - University WU RRI 15.2T MRI Renovation	0	1,298,900
WESTERN UNIVERSITY WESTERN UNIVERSITY	1151 Richmond St	(statcan) Alter - University Interior alternation on 4th floor area of Social Sciences Building.	0	3,668,749
WESTERN UNIVERSITY WESTERN UNIVERSITY	1151 Richmond St	(statcan) Alter - University ALTER TO FIRST FLOOR NURSING BUILDING RM 1350 **SHELL PERMIT ONLY** PROVIDE SPRINKLER SHOP DRAWINGS FOR FULL	0	250,000
REMBRANDT MEADOWLILLY INC REMBRANDT MEADOWLILLY INC	1224 Blackwell Blvd G	(statcan) Erect - Townhouse - Condo ERECT NEW CONDO STREET TOWNHOUSE BLOCK G, 2 STOREY 1 CAR, 3 BED, FINISHED BASEMENT, W/ DECK, W/ A/C, ENERGY STAR, HRV AND DWHR REQUIRED, DPN 52, 54, 56, 58, 60, 62	6	1,667,523
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1325 Riverbend Rd	(statcan) Alter - Restaurant ALTER TO EXPAND RESTAURANT (unit 130) INTO EXISTING VACANT TENANT SPACE/SHELL SPACE (unit 140)	0	200,000
ALEXANDRE DA COSTA SOUTHBRIDGE HEALTH CARE GP INC.	1390 Dundas St	(statcan) Erect - Nursing Homes 256 Long-term care beds, 5-storey tall Group B, Division 2 together with Group D tenancy at the ground level	0	86,243,053
AMARELO PROPERTIES GP INC	140 Cherryhill Pl	(statcan) Alter - Apartment Building Concrete repairs to parking structure		103,000
MARTIN PETERKA ARBOR MEMORIAL INC	2001 Dundas St	(statcan) Erect - Non-Residential Accessory Building To construct a new columbarium/ accessory building on an existing site.	0	800,000



City of London - Building Division
Principal Permits Issued from October 1, 2023 to October 31, 2023

Owner	Project Location	Proposed Work	No. of Units	Construction Value
	2079 Trafalgar St	Install - Sanitary or Storm sewer - Duplex Install only sewer/storm services. **See open plumbing permit 23-026099, 23-027769, & 23-027772. To be inspected at same time.**		130,000
	2083 Trafalgar St	Install - Sanitary or Storm sewer - Duplex Install only sewer/ storm services. **See open plumbing permit 23-026099, 23-027764, & 23-027772. To be inspected at same time.**		130,000
	2087 Trafalgar St	Install - Sanitary or Storm sewer - Duplex Install only sewer/storm services. **See open plumbing permit 23-026099, 23-027764, & 23-027769. To be inspected at same time.**		130,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	235 Kennington Way A	(statcan) Erect - Townhouse - Condo ERECT 3 STOREY, 6 UNIT TOWNHOUSE BLOCK BLDG A, DPNS 1, 3, 5, 7, 9, 11	6	3,683,350
Sifton Properties Limited The Canada Life Assurance Company	255 Queens Ave	(statcan) Alter - Offices Interior alterations to existing full floor tenant at One London Place	0	762,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	2550 Sheffield Blvd	Install - Sanitary or Storm sewer - Site Services Install Sanitary Sewer, Storm Sewer and Water Services for the 20-Unit Townhouse Development as per Site Plan Number SPA21-069.		525,479
SKYLINE REAL ESTATE HOLDINGS INC SKYLINE REAL ESTATE HOLDINGS INC	301 Base Line Rd W	(Statcan) Add- Res. Accessory Struct - Apartment Building New 2-storey accessory building to replace existing pool house (to be demolished) *****NOT TO BE USED AS A DWELLING UNIT*****	0	1,000,000
CRAWFORD PROPERTIES INC	3101 Gore Rd	Install - Warehousing INSTALL NEW EXTERIOR CRANE	0	500,000
WONDERLAND POWER CENTRE INC. WONDERLAND POWER CENTRE INC.	3165 Wonderland Rd S 1	(statcan) Alter - Retail Store PRO HOCKEY LIFE INTERIOR FIT UP Shell Permit Only – Provide the details of the grille door's attachment to the HSS beam (to the non-combustible element) and the sealed shop drawings for the new folding grille door to the Building Division for review prior to work in these areas.	0	750,000
Sabra Canadian Gp I Inc	350 North Centre Rd	(statcan) Alter - Apartment Building ALTER FOR STRUCTURAL REPAIRS TO BOILER ROOM	0	110,650



City of London - Building Division

Principal Permits Issued from October 1, 2023 to October 31, 2023

Owner	Project Location	Proposed Work	No. of Units	Construction Value
	353 Queens Ave	(statcan) Alter - Duplex ALTER TO DIVIDE EXISTING SPACE TO CREATE A NEW ADDITIONAL RESIDENTIAL UNIT ON THE SECOND AND THIRD FLOORS *****ADDITIONAL RESIDENTIAL UNITS AS PER SEC 4.37 OF ZONING BY-LAW Z-1***** *****TOTAL OF 3 BEDROOMS FOR BOTH UNITS COMBINED*****	2	197,676
DREWLO HOLDINGS INC	530 Gatestone Rd	Install - Site Services install site services		1,300,000
DREWLO HOLDINGS INC	680 Waterloo St	(statcan) Alter - Offices Interior renovation work for 1st floor and 2nd floor office lease tenants.	0	1,000,000
C/O INFRASTRUCTURE ONTARIO MANAGEMENT BOARD SECRETARIAT	711 Exeter Rd	(statcan) Alter - Correctional & Detention Centre Repairs to the DWD, HWD and Sanitary Systems	0	639,800
Cranbrook Estates Inc	759 Adelaide St N	(statcan) Alter - Retail Store Dollar Tree - Interior Fit up. Work includes Mechanical, Electrical & Structural (Structural: opening in exterior wall for new egress door ***SHELL PERMIT*** Provide exterior stair shop drawings including guards/handrail	0	585,000
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	(statcan) Alter - Hospitals INTERIOR ALTERATIONS TO D1-450 - D1-459, D1-301A AND D1-C01. SHELL - Provide sprinkler shop drawing and GRCC.	0	1,000,000
TALU PROPERTIES INC. TALU PROPERTIES INC.	840 Chelton Rd	(statcan) Erect - Apartment Building Erect 4 storey apartment building	42	11,711,772

Total Permits 30 Units 57 Value 121,166,627

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