

## Report to Planning & Environment Committee

**To:** Chair and Members  
Planning & Environment Committee

**From:** George Kotsifas, P.Eng.  
Managing Director, Development & Compliance Services  
& Chief Building Official

**Subject:** Building Division Monthly Report  
January 2021

**Date:** March 29, 2021

## Recommendation

That the report dated March 29, 2021 entitled “Building Division Monthly Report January 2021”, **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 January 2021.

## 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 January 2021. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity for the Month of January 2021”, as well as respective “Principle Permits Reports”.

### 2.0 Discussion and Considerations

#### 2.1 Building permit data and associated inspection activities – January 2021

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

As of January 2021, a total of 299 permits were issued, with a construction value of \$63.0 million, representing 123 new dwelling units. Compared to the same period in 2020, this represents a 3.1% increase in the number of building permits, with a 25.2%

increase in construction value and a 68.5% increase in the number of dwelling units constructed.

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

As of the end of January 2021, the number of building permits issued for the construction of single and semi-detached dwellings is 102, representing a 100% increase over the same period in 2020.

#### Number of Applications in Process

As of the end of January 2021, 1,044 applications are in process, representing approximately \$812 million in construction value and an additional 1,957 dwelling units compared with 656 applications, with a construction value of \$655 million and an additional 1,594 dwelling units in the same period in 2020.

#### Rate of Application Submission

Applications received in January 2021 averaged to 18.4 applications per business day, for a total of 367 applications. Of the applications submitted 72 were for the construction of single detached dwellings and 63 townhouse units.

#### Permits issued for the month

In January 2021, 299 permits were issued for 123 new dwelling units, totalling a construction value of \$63 million.

#### Inspections – Building

A total of 2,289 inspection requests were received with 2,564 inspections being conducted.

In addition, 8 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 2,289 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

#### Inspections - Code Compliance

A total of 380 inspection requests were received, with 568 inspections being conducted.

An additional 119 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 380 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

#### Inspections - Plumbing

A total of 1,080 inspection requests were received with 1,371 inspections being conducted related to building permit activity.

No additional inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,080 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

## **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 January 2021. Attached as Appendix "A" to this report is a "Summary Listing of Building Construction Activity" for the month of January 2021 as well as "Principle Permits Reports".

**Prepared by:** Peter Kokkoros, P.Eng.  
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Development & Compliance Services  
Building Division

**Submitted by:** George Kotsifas, P.Eng.  
Managing Director, Development & Compliance Services  
& Chief Building Official

**Recommended by:** George Kotsifas, P.Eng.  
Managing Director, Development & Compliance Services  
& Chief Building Official

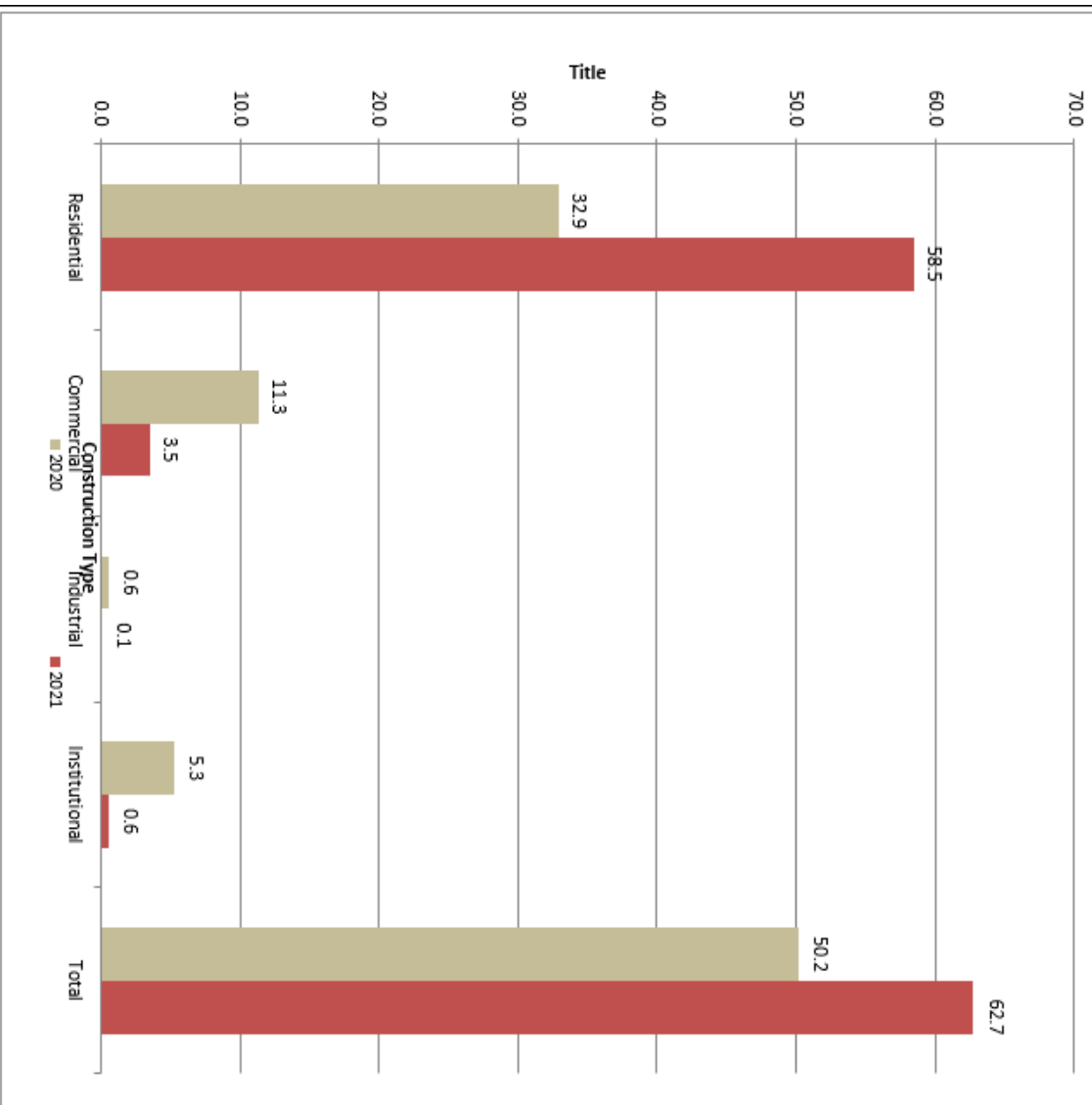
**APPENDIX "A"**

**CITY OF LONDON**  
**SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF January 2021**

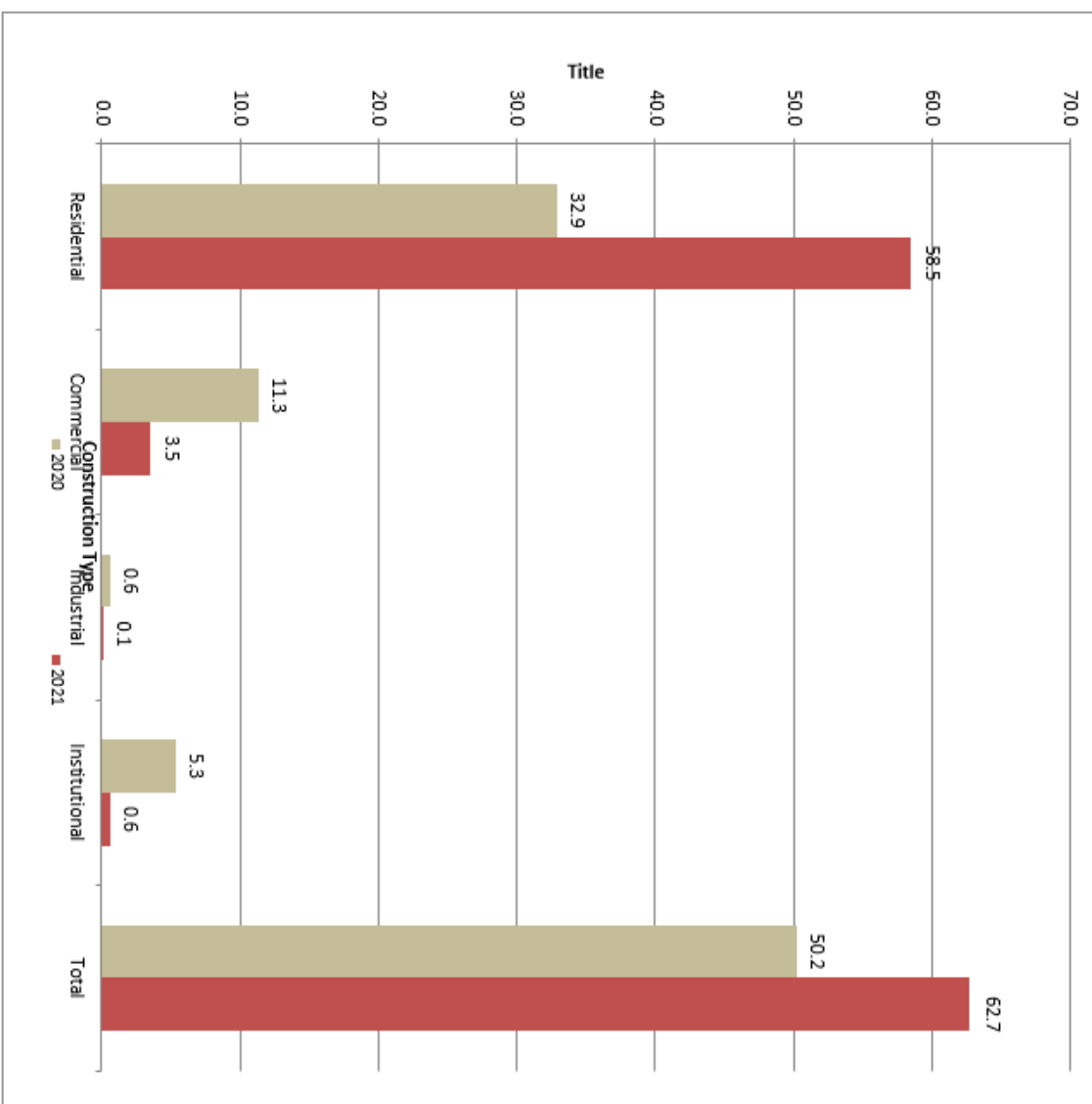
CLASSIFICATION	January 2021				to the end of January 2021				January 2020				to the end of January 2020			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	102	44,093,300	102	102	44,093,300	102	51	23,106,520	51	51	23,106,520	51	51	23,106,520	51	
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOWNHOUSES	9	4,200,800	12	9	4,200,800	12	10	4,679,400	16	10	4,679,400	16	10	4,679,400	16	
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
RES-ALTER & ADDITIONS	111	10,190,060	9	111	10,190,060	9	97	5,105,900	6	97	5,105,900	6	97	5,105,900	6	
COMMERCIAL -ERECT	1	976,500	0	1	976,500	0	0	0	0	0	0	0	0	0	0	
COMMERCIAL - ADDITION	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COMMERCIAL - OTHER	23	2,533,200	0	23	2,533,200	0	48	11,328,506	0	48	11,328,506	0	48	11,328,506	0	
INDUSTRIAL - ERECT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INDUSTRIAL - ADDITION	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INDUSTRIAL - OTHER	4	108,800	0	4	108,800	0	8	629,500	0	8	629,500	0	8	629,500	0	
INSTITUTIONAL - ERECT	0	0	0	0	0	0	1	575,000	0	1	575,000	0	1	575,000	0	
INSTITUTIONAL - ADDITION	1	100,000	0	1	100,000	0	1	2,000,000	0	1	2,000,000	0	1	2,000,000	0	
INSTITUTIONAL - OTHER	5	530,000	0	5	530,000	0	10	2,754,500	0	10	2,754,500	0	10	2,754,500	0	
AGRICULTURE	0	0	0	0	0	0	1	100,000	0	1	100,000	0	1	100,000	0	
SWIMMING POOL FENCES	9	293,500	0	9	293,500	0	2	45,000	0	2	45,000	0	2	45,000	0	
ADMINISTRATIVE	5	0	0	5	0	0	4	0	0	4	0	0	4	0	0	
DEMOLITION	0	0	0	0	0	0	8	0	5	8	0	5	8	0	5	
SIGNS/CANOPY - CITY PROPERTY	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	
SIGNS/CANOPY - PRIVATE PROPERTY	27	0	0	27	0	0	48	0	0	48	0	0	48	0	0	
<b>TOTALS</b>	<b>299</b>	<b>63,026,160</b>	<b>123</b>	<b>299</b>	<b>63,026,160</b>	<b>123</b>	<b>289</b>	<b>50,324,326</b>	<b>73</b>	<b>289</b>	<b>50,324,326</b>	<b>73</b>	<b>289</b>	<b>50,324,326</b>	<b>73</b>	

Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.  
 2) Mobile Signs are no longer reported.

Construction Value of Building Permits  
January



Construction Value of Building Permits  
Year-to-Date January



**City of London - Building Division**  
**Principal Permits Issued from January 1, 2021 to January 31, 2021**

Owner	Project Location	Proposed Work	No. of Units	Construction Value
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrace Dr 22	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE, CLUSTER SDD, DPN 22, 2 STOREY, 2 CAR GARAGE, 5 BEDROOMS, FINISHED BASEMENT, REAR COVERED DECK, A/C, HRV AND DWHR REQUIRED	1	536,000
Jeff Wilson WHITE OAKS MALL HOLDINGS LTD.	1105 Wellington Rd	Alter Retail Store ADD ANTI-THEFT GATES AND RAILING SYSTEM. For inspection Phase: arrange a demonstration of the correct release of the devices upon fire alarm activation.	0	150,000
The Board of of Western Ontario The Board Of Governors The University Of Western Ontario	1151 Richmond St	Alter University INTERIOR ALTERATIONS TO THE 5TH FLOOR OF THE MEDICAL SCIENCES BUILDING	0	175,000
TALU INC. TALU PROPERTIES INC.	1575 Agathos St	Install-Apartment Building INSTALL SITE SERVICES FOR THREE APARTMENT BUILDINGS	0	1,000,000
TALU INC. TALU PROPERTIES INC.	1575 Agathos St	Install-Apartment Building INSTALL SITE SERVICES FOR THREE APARTMENT BUILDINGS	0	1,000,000
RICHMOND HVLAND CENTRE INC	1705 Richmond St	Erect-Offices ERECT 2 STOREY OFFICE BUILDING. ALL TENANT FIT UPS TO BE COMPLETED UNDER A SEPARATE PERMIT. Shell Permit Only –Provide sealed Misc. Metals for the stair guards, handrails and stairs shop drawings to the Building Division for review prior to work in these areas	0	976,500
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES (2584857 Ont Inc)	1820 Canvas Way 23	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 3 BEDROOM, NO DECK, A/C INCLUDED, SB-12 A1, UNIT 29 MVLCP 927 DPN 23, HRV & DWHR REQUIRED	1	350,000
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES (2584857 Ont Inc)	1820 Canvas Way 25	Erect-Street Townhouse - Condo ERECT NEW TOWN HOUSE, CLUSTER SDD, DPN 25, 2 STOREY, 2 CAR GARAGE, 4 BEDROOMS, FINISHED BASEMENT, NO DECK, A/C, HRV AND DWHR REQUIRED	1	357,500
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES (2584857 Ont Inc)	1820 Canvas Way 7	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD, DPN 7, 2 STOREY, 2 CAR GARAGE, 4 BEDROOMS, NO DECK, UNFINISHED BASEMENT, SB12A1, UNIT 21, HRV AND DWHR REQUIRED	1	368,000
SIFTON PROPERTIES LIMITED SIFTON PROPERTIES LIMITED	1851 Sandy Somerville Lane	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE, CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 4 BEDROOMS, FINISHED WALKOUT BASEMENT, COVERED DECK, A/C, SB12 A3 HOT2000, PART 2, PLAN 33M 758, HRV AND DWHR REQUIRED	1	586,500

## City of London - Building Division

### Principal Permits Issued from January 1, 2021 to January 31, 2021

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SIFTON PROPERTIES LIMITED SIFTON PROPERTIES LIMITED	1865 Sandy Somerville Lane	Erect-Townhouse - Cluster SDD ERCT NEW TOWNHOUSE CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 3 BEDROOMS, FINISHED WALKOUT BASEMENT, COVERED DECK, A/C, SB12 A5 HOT2000, LOT 3, PLAN 33M 758, HRV AND DWHR REQUIRED. Soils report required.	1	462,500
FOREST PARK (SHERWOOD GLEN) FOREST PARK (SHERWOOD GLEN)	203 Wychwood Pk 12	Erect-Townhouse - Cluster SDD ERCT NEW TOWNHOUSE CLUSTER SDD, DPN12, 1 STORY, 2 CAR GARAGE, 3 BEDROOMS, PARTIALLY FINISHED BASEMENT, REAR COVERED PATIO, SB12A5, A/C, HRV AND DWHR REQUIRED	1	309,500
RICK MORSCHAUSER FOREST PARK HOMES (SHERWOOD GLEN) INC	203 Wychwood Pk 16	Erect-Townhouse - Cluster SDD ERCT NEW TOWNHOUSE CLUSTER SDD, 1 STOREY, 2 CAR, 3 BED, FINISHED BASEMENT, NO DECK, W/ A/C, SB12 A5, UNIT 8, HRV AND DHWR REQUIRED	1	266,000
Wmj (Lcc) Holdings Inc	275 Dundas St	Install-Offices INSTALL 16 MAGLOCKS		200,000
DAVID TONNER Mkh Cherryhill Commerical Inc C/O Minto Group	301 Oxford St W	Alter Offices UNIT 4 - INTERIOR ALTERATIONS FOR OFFICE TENANT FIT UP. Submit Sprinkler Plan for review, to suit new partition layout - prior to Inspection Phase of work.	0	222,600
WASTELL DEVELOPMENTS INC. WASTELL DEVELOPMENTS INC.	435 Callaway Rd C	Erect-Street Townhouse - Condo ERCT NEW TOWNHOUSE BLOCK - BLDG C, DPN's 393, 389, 385, 381, 3 STOREY, 2 CAR GARAGE, 3 BEDROOMS, NO GARAGE, A/C INCLUDED, FRONT UNCOVERED 2ND STOREY DECK, SB-12 A5, HRV & DWHR REQUIRED.	4	964,800
555 Hamilton Road Inc	555 Hamilton Rd	Alter Dental Offices Interior alter for dental office. BDC(36) - Dental Office - Parking Standard Area 1	0	200,000
OLD OAK PROPERTIES INC	575 Proudfoot Lane	Alter Apartment Building Alter for new heating system	0	2,500,000
Skyline Retail Real Estate Holdings Inc	760 Hyde Park Rd A	Alter Retail Store Alter interior for retail, Canna Cabana.- unit 7B. Project calls for Sprinkler System shop drawings to be submitted to City. Calculations are not required.	0	250,000
785 Wonderland Road Inc C/O Mccor Management (East) In	785 Wonderland Rd S	Alter Recreation Centre ALTER INTERIOR RECREATION UNIT D1 Commitment To Review form for fire protection to be submitted prior to any sprinkler work.	0	867,900



London  
ONTARIO

### City of London - Building Division Principal Permits Issued from January 1, 2021 to January 31, 2021

Owner	Project Location	Proposed Work	No. of Units	Construction Value
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Alter Hospitals INTERIOR ALTER TO LOCKER ROOM TOWER C	0	280,000

Total Permits 21    Units 12    Value 12,022,800

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

#### Commercial building permits issued - subject to Development Charges under By-law C.P. -1535-144

OWNER
Oxbury Centre
RICHMOND HYLAND CENTRE INC

Commercial Permits regardless of construction value