

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
February 2021

Date: April 19, 2021

Recommendation

That the report dated April 19, 2021 entitled “Building Division Monthly Report February 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 February 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 February 2021. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity for the Month of February 2021”, as well as respective “Principle Permits Reports”.

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – February 2021

Permits Issued to the end of the month

As of February 2021, a total of 602 permits were issued, with a construction value of \$160.7 million, representing 250 new dwelling units. Compared to the same period in 2020, this represents a 13.0% increase in the number of building permits, with a 59.9%

increase in construction value and a 77.3% increase in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of February 2021, the number of building permits issued for the construction of single and semi-detached dwellings is 184, representing a 65.8% increase over the same period in 2020.

Number of Applications in Process

As of the end of February 2021, 1,019 applications are in process, representing approximately \$809 million in construction value and an additional 1,985 dwelling units compared with 694 applications, with a construction value of \$740 million and an additional 1,674 dwelling units in the same period in 2020.

Rate of Application Submission

Applications received in February 2021 averaged to 21.9 applications per business day, for a total of 416 applications. Of the applications submitted 120 were for the construction of single detached dwellings and 146 townhouse units.

Permits issued for the month

In February 2021, 303 permits were issued for 127 new dwelling units, totalling a construction value of \$97.7 million.

Inspections – Building

A total of 2,125 inspection requests were received with 2,378 inspections being conducted.

In addition, 5 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 2,125 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 414 inspection requests were received, with 691 inspections being conducted.

An additional 102 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 414 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 899 inspection requests were received with 1,135 inspections being conducted related to building permit activity.

An additional 6 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 899 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 February 2021. Attached as Appendix "A" to this report is a "Summary Listing of Building Construction Activity" for the month of February 2021 as well as "Principle Permits Reports".

Prepared by: Peter Kokkoros, P.Eng.
Deputy Chief Building Official
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

CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF February 2021

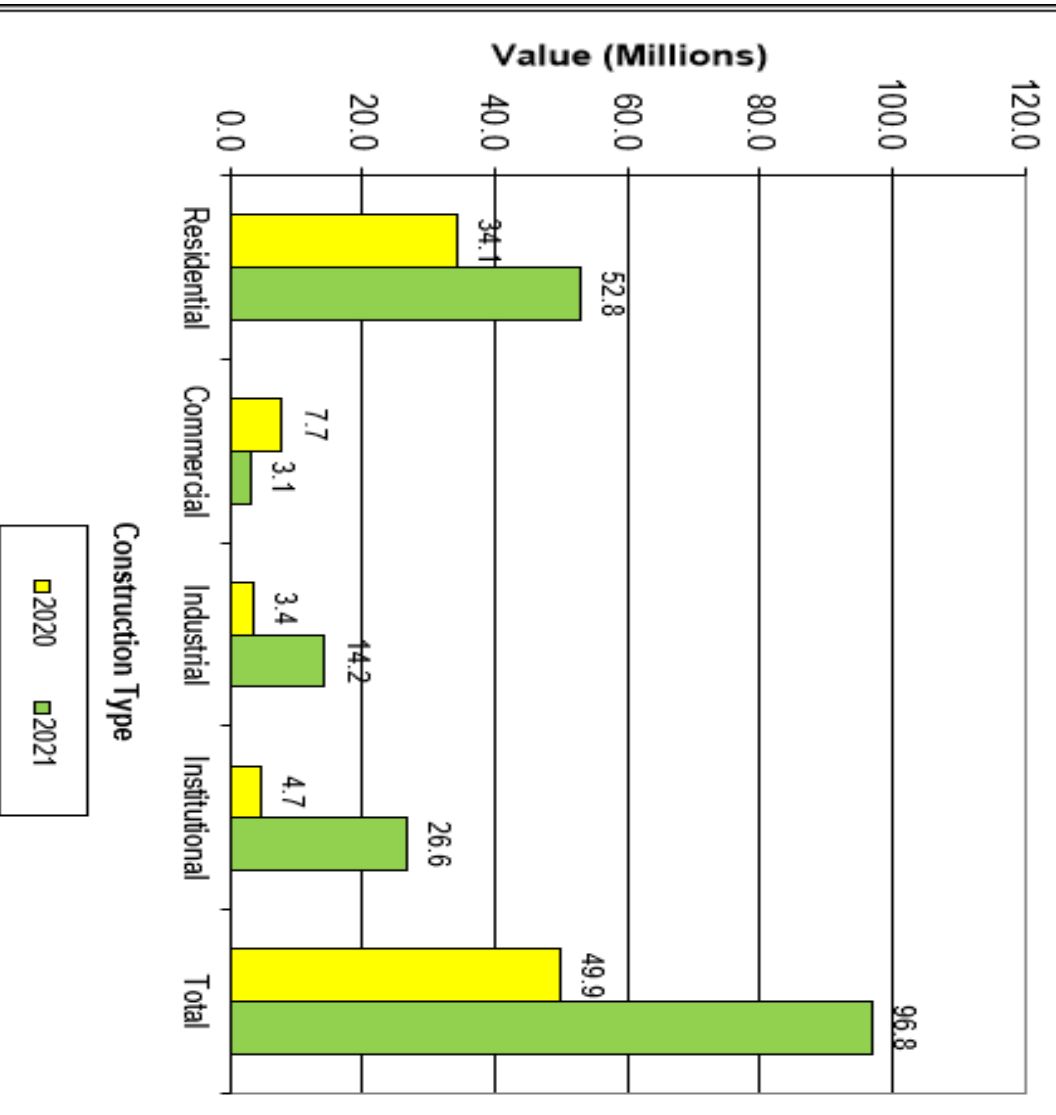
CLASSIFICATION	February 2021			to the end of February 2021			February 2020			to the end of February 2020		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	82	37,231,400	82	185	81,567,700	184	60	26,144,600	60	111	49,251,120	111
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	12	11,709,800	36	21	15,910,600	48	6	2,384,500	6	16	7,063,900	22
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	0	0	0	0	0	0	0	0	0
RES-ALTER & ADDITIONS	103	3,862,500	9	213	13,809,560	18	99	5,595,575	2	196	10,701,475	8
COMMERCIAL -ERECT	0	0	0	1	976,500	0	1	940,000	0	1	940,000	0
COMMERCIAL - ADDITION	0	0	0	0	0	0	2	2,001,800	0	2	2,001,800	0
COMMERCIAL - OTHER	23	3,141,614	0	46	5,674,814	0	28	4,799,000	0	76	16,127,506	0
INDUSTRIAL - ERECT	2	14,195,000	0	2	14,195,000	0	1	3,000,000	0	1	3,000,000	0
INDUSTRIAL - ADDITION	0	0	0	0	0	0	1	118,800	0	1	118,800	0
INDUSTRIAL - OTHER	2	51,000	0	6	159,800	0	3	261,000	0	11	890,500	0
INSTITUTIONAL - ERECT	1	12,000,000	0	1	12,000,000	0	0	0	0	1	575,000	0
INSTITUTIONAL - ADDITION	1	1,663,386	0	2	1,763,386	0	0	0	0	1	2,000,000	0
INSTITUTIONAL - OTHER	7	12,977,100	0	12	13,507,100	0	9	4,657,500	0	19	7,412,000	0
AGRICULTURE	0	0	0	0	0	0	0	0	0	1	100,000	0
SWIMMING POOL FENCES	26	771,600	0	35	1,065,100	0	7	269,000	0	9	314,000	0
ADMINISTRATIVE	5	80,000	0	10	80,000	0	2	0	0	6	0	0
DEMOLITION	8	0	6	8	0	6	6	0	4	14	0	9
SIGNS/CANOPY - CITY PROPERTY	2	0	0	4	0	0	0	0	0	0	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	29	0	0	56	0	0	19	0	0	67	0	0
TOTALS	303	97,683,400	127	602	160,709,560	250	244	50,174,775	68	533	100,496,101	141

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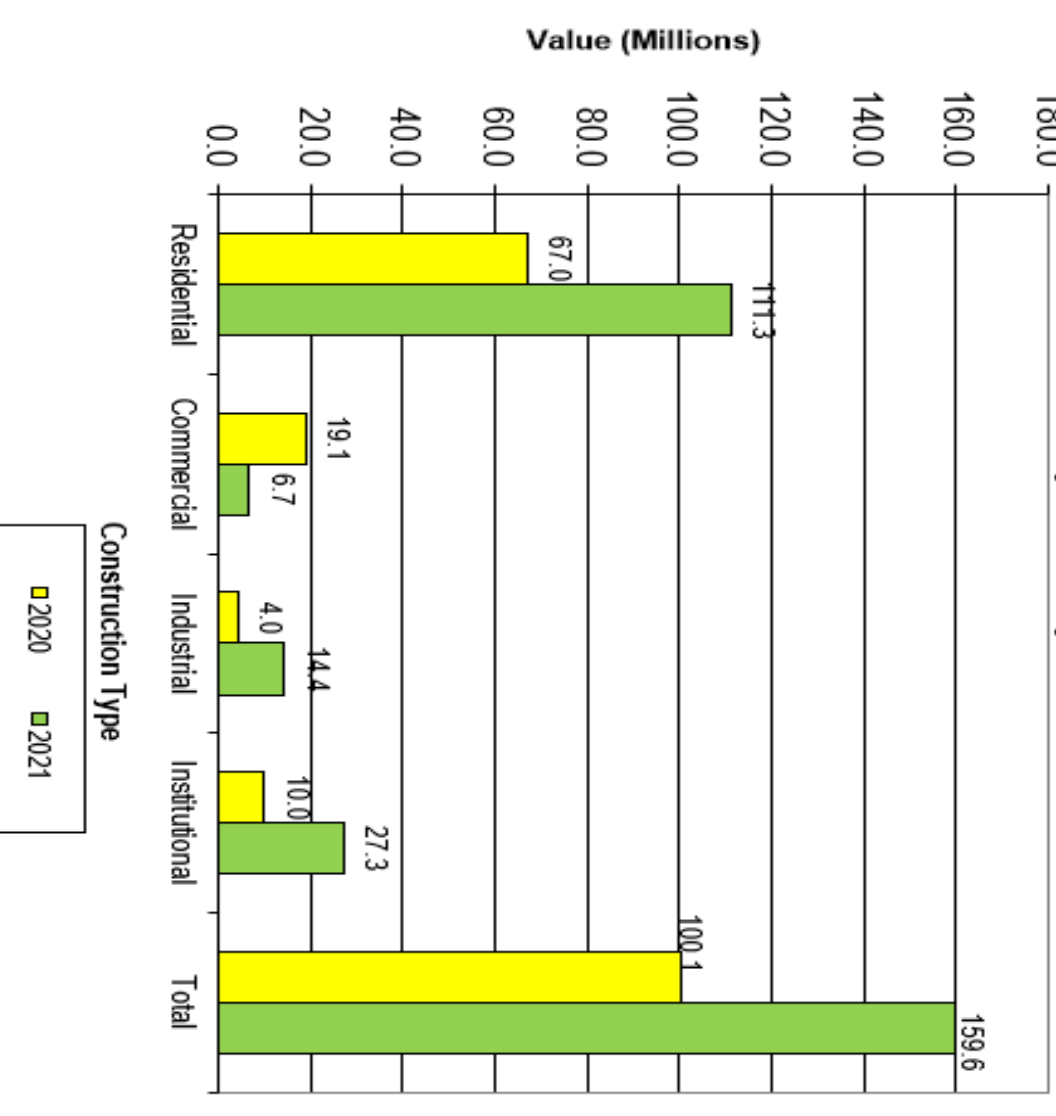
- Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.
 2) Mobile Signs are no longer reported.

Cons

**Construction Value of Building Permits
February**



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



City of London - Building Division

Principal Permits Issued from February 1, 2021 to February 28, 2021

Owner	Project Location	Proposed Work	No. of Units	Construction Value
FANSHAWE COLLEGE OF APPLIED ARTS & TECHNOLOGY FANSHAWE COLLEGE OF APPLIED ARTS & TECHNOLOGY	1001 Fanshawe College Blvd	Alter Community College WELDING SHOP UPGRADE, RENOVATION OF 735m2 OF THE EXISTING AREA. + ADDING 16 SQM SHED. PROVIDE SPRINKLER SHOP DRAWING AND GRCC.	0	3,000,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1095 Upperpoint Ave C	Erect-Street Townhouse - Condo ERECT (6) UNIT TOWNHOUSE BLOCK - BLOCK C DPN 1071, 1069, 1067, 1065, 1063, 1061	6	1,198,800
The Board of of Western Ontario The Board Of Governors The University Of Western Ontario	1151 Richmond St	Alter University INTERIOR ALTERATIONS TO WELDON LIBRARY	0	9,252,000
Nathan Applebaum Holdings Ltd C/O A C W Properties Inc	1251 Huron St	Alter Restaurant INTERIOR FIT UP FOR RESTAURANT, LESS THAN 30 SEATS PROVIDE SPRINKLER SHOP DRAWING	0	350,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1539 Moe Norman Pl	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE + GOLF CART PARK, PARTIALLY FINISHED BASEMENT, 3 BEDROOMS, NO DECK, A/C INCLUDED, SB-12 PERFORMANCE, PART 10 OF BLOCK 6 33M-429, HRV & DWHR REQUIRED. *** SOILS REPORT REQUIRED***	1	369,000
Brookside Developments Inc	1625 Purser St 48	Alter Townhouse - Condo TOWNHOUSE CONDO - ALTER - TO REPAIR DAMAGE DUE TO FIRE	0	115,000
FOXWOOD (LONDON) INC. FOXWOOD DEVELOPMENTS (LONDON) INC.	166 Southdale Rd W 105 1781 Henrica Ave A	Alter Townhouse - Condo REPAIR FIRE DAMAGE Unit 105 Erect-Townhouse - Condo ERECT TOWNHOUSE CONDO BUILDING A - A/C will install. 7 UNITS DPN's 50, 52, 54, 56, 58, 60, 62	0 7	130,000 1,503,600
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES (2594857 Ont Inc)	1820 Canvas Way 21	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, NO DECK, W/ A/C, SB-12 A1, LOT 28, DWHR AND HRV REQUIRED	1	302,000
Z- Group	1820 Canvas Way 60	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 3 BEDROOM, 2 CAR GARAGE, UNFINISHED BASEMENT, NO DECK, NO A/C, SB-12 A1, M/LCP 927 DPN 60, HRV & DWHR REQUIRED	1	306,000
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES (2594857 Ont Inc)	1820 Canvas Way 68	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, UNFINISHED BASEMENT, 3 BEDROOMS, NO DECK, NO A/C, SB-12 A1, UNIT 16 M/LCP 927 DPN 68, HRV & DWHR REQUIRED, SOILS REQUIRED	1	302,000
LEGACY HOMES OF LONDON LEGACY HOMES OF LONDON	1965 Upperpoint Gate C	Erect-Street Townhouse - Condo ERECT NEW STREET TOWNHOUSE CONDO, BLOCK C, 5 UNITS, 1953, 1955, 1957, 1959, 1961	5	2,006,000

City of London - Building Division
Principal Permits Issued from February 1, 2021 to February 28, 2021

Owner	Project Location	Proposed Work	No. of Units	Construction Value
THE ARTS PROJECT LONDON	203 Dundas St	Alter Art Galleries INTERIOR ALTERATIONS FOR WORKSHOP AREAS AND WASHROOMS DA1-ART GALLERY	0	130,000
TOWN & COUNTRY DEVELOPMENTS (2005) INC. TOWN & COUNTRY DEVELOPMENTS (2005) INC.	2313 Callingham Dr B	Erect-Street Townhouse - Condo ERECT RT 4 UNITS, BLOCK B 2315, 2317, 2319, 2321, 3 STOREY, 2 CAR GARAGE, NO BASEMENT, UNCOVERED DECK, SB-12 A5, HRV & DWHR REQUIRED.	4	1,614,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	2441 Moe Norman Way	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD, 1 STOREY, 2 CAR GARAGE + GOLF CART GARAGE, 2 BEDROOMS, UNFINISHED BASEMENT, REAR COVERED PORCH, A/C, SB12 A3, LOT 13, PLAN 33M 429, HRV AND DWHR REQUIRED	1	340,000
CORPORATION OF LONDON CORPORATION OF THE CITY OF LONDON	2479 Bondar Rd	Erect-Plant for Manufacturing ID - Erect Manufacturing Plant for Arvo Laboratories Inc. CONDITIONAL FOUNDATION ONLY - NO UNDERGROUND PLUMBING	0	8,995,000
TVDSB	2541 Meadowgate Blvd	Erect-Schools Elementary, Kindergarten IS - ERECT ELEMENTARY SCHOOL AND CHILDCARE CENTRE CONDITIONAL FOUNDATION ONLY	0	12,000,000
London City C/O Manager Of Realty Services	2545 Innovation Dr	Erect-Plant for Manufacturing ERECT INDUSTRIAL BUILDING FOR QUEST BRANDS. FOUNDATION PERMIT ONLY, NO UNDERGROUND PLUMBING.	0	5,200,000
ALI SOUFAN 2219008 ONTARIO LIMITED c/o YORK DEVELOPMENTS LONDON	3493 Colonel Talbot Rd	Install-Site Services Installation of site services.		1,250,000
WASTELL DEVELOPMENTS INC. WASTELL DEVELOPMENTS INC.	435 Callaway Rd E	Erect-Street Townhouse - Condo Townhouse Building - Erect new townhouse - Street Townhouse - Condo, DPN's 353, 349, 345, 341, 3 Storey, 3 Bedroom, 2 Car Garage, A/C, no Basement	4	2,523,600
WASTELL DEVELOPMENTS INC. WASTELL DEVELOPMENTS INC.	435 Callaway Rd P	Erect-Townhouse - Condo Townhouse Building - Erect new townhouse - Townhouse - Condo BLOCK P - 3 Bedroom, 2.5 Bathroom, A/C, Deck, 2 Car Garage, No Basement, DPN 33, 31, 29, 27,	4	964,800
Schindler Elevator Corporation	540 Admiral Dr	Alter Offices ALTERATION TO INTERIOR OFFICE AREA	0	250,000
ST JOSEPH'S CARE LONDON ST. JOSEPH'S HEALTH CARE LONDON	550 Wellington Rd	Alter Hospitals REMOVE OLD CURTAINWALL FRAMING AND GLAZING AND REPLACE WITH NEW	0	700,000
1675034 Ontario Limited	6068 Colonel Talbot Rd	Alter Retail Store CM - Renovation and repair to existing facade.	0	150,000

**City of London - Building Division
Principal Permits Issued from February 1, 2021 to February 28, 2021**

Owner	Project Location	Proposed Work	No. of Units	Construction Value
2126495 Ontario Inc	640 Dundas St	Alter Retail Store ALTER FIRST FLOOR FOR RETAIL/RESIDENTIAL AND SECOND FLOOR FOR REIDENTIAL FRR/FPO: SHELL ONLY –SEALED GUARD DRAWING REQUIRED PRIOR TO WORK IN THESE AREAS	0	200,000
STATION (LONDON) INC. STATION PARK (LONDON) INC.	660 Richmond St	Alter Retail Store Interior fit up for new retail store	0	110,800
MANAGEMENT SECRETARIAT MANAGEMENT BOARD SECRETARIAT	711 Exeter Rd	Add Jails 15 - Adding office trailers linked to existing jail. For the fire alarm demonstration: inspector to be notified when F-A Verification is planned.	0	1,663,386
WESTERN ASSOCIATION WESTERN FAIR ASSOCIATION	900 King St	Alter Convention Centre/Exhibition Hall Interior alter to create shell space for Agri-food. Sprinkler shop drawing and General Review Certificate for sprinkler system and commercial cooking hood fire suppression shop drawing required.	0	200,000

Total Permits 28 Units 35 Value 55,125,986

** 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

Commercial Permits regardless of construction value