

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 2021

Date: JUNE 21, 2021

Recommendation

That the report dated June 21, 2021 entitled “Building Division Monthly Report April 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 April 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 April 2021. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity for the Month of April 2021”, as well as respective “Principle Permits Reports”.

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – April 2021

Permits Issued to the end of the month

As of April 2021, a total of 1,524 permits were issued, with a construction value of \$593.0 million, representing 1,685 new dwelling units. Compared to the same period in 2020, this represents a 60.4% increase in the number of building permits, with a 233.2% increase in construction value and an 446.8% increase in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of April 2021, the number of building permits issued for the construction of single and semi-detached dwellings is 428, representing an 116.8% increase over the same period in 2020.

Number of Applications in Process

As of the end of April 2021, 1,083 applications are in process, representing approximately \$709 million in construction value and an additional 1,478 dwelling units compared with 806 applications, with a construction value of \$750 million and an additional 1,761 dwelling units in the same period in 2020.

Rate of Application Submission

Applications received in April 2021 averaged to 28.1 applications per business day, for a total of 561 applications. Of the applications submitted 82 were for the construction of single detached dwellings and 38 townhouse units.

Permits issued for the month

In April 2021, 458 permits were issued for 901 new dwelling units, totalling a construction value of \$203.5 million.

Inspections – Building

A total of 2,722 inspection requests were received with 2,928 inspections being conducted.

In addition, 2 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 2,722 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 621 inspection requests were received, with 834 inspections being conducted.

An additional 129 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 621 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 1,410 inspection requests were received with 1,675 inspections being conducted related to building permit activity.

An additional 12 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,410 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 April 2021. Attached as Appendix "A" to this report is a "Summary Listing of Building Construction Activity" for the month of April 2021 as well as "Principle Permits Reports".

Prepared by: Angelo DiCicco
Manager, Plans Examination
Building Division
Planning and Economic Development

Submitted by: Peter Kokkoros, P.Eng., B.A.(Econ)
Director, Building & Chief Building Official
Building Division
Planning and Economic Development

Recommended by: George Kotsifas, P.Eng.
Deputy City Manager, Planning and Economic Development

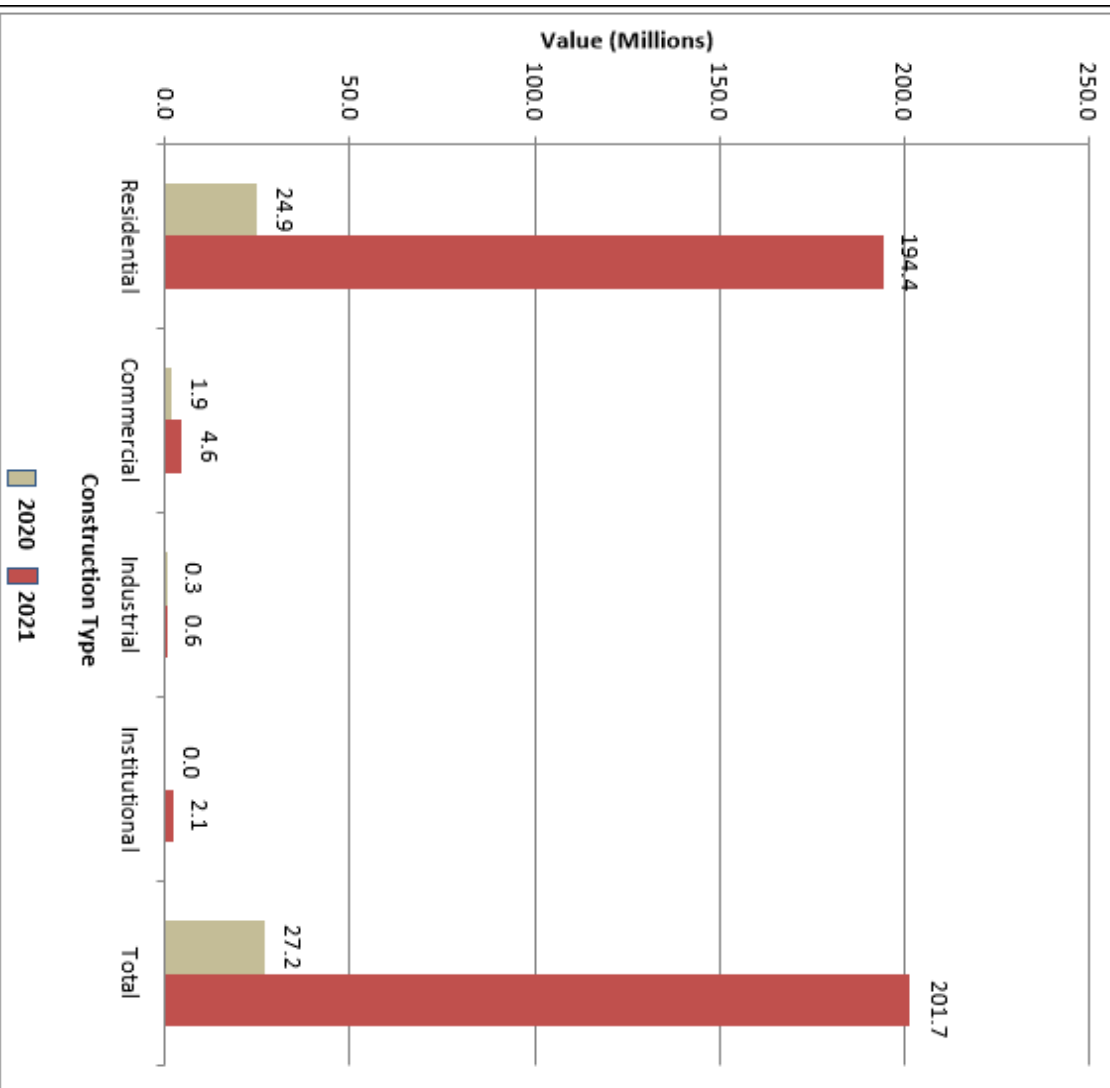
APPENDIX "A"

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

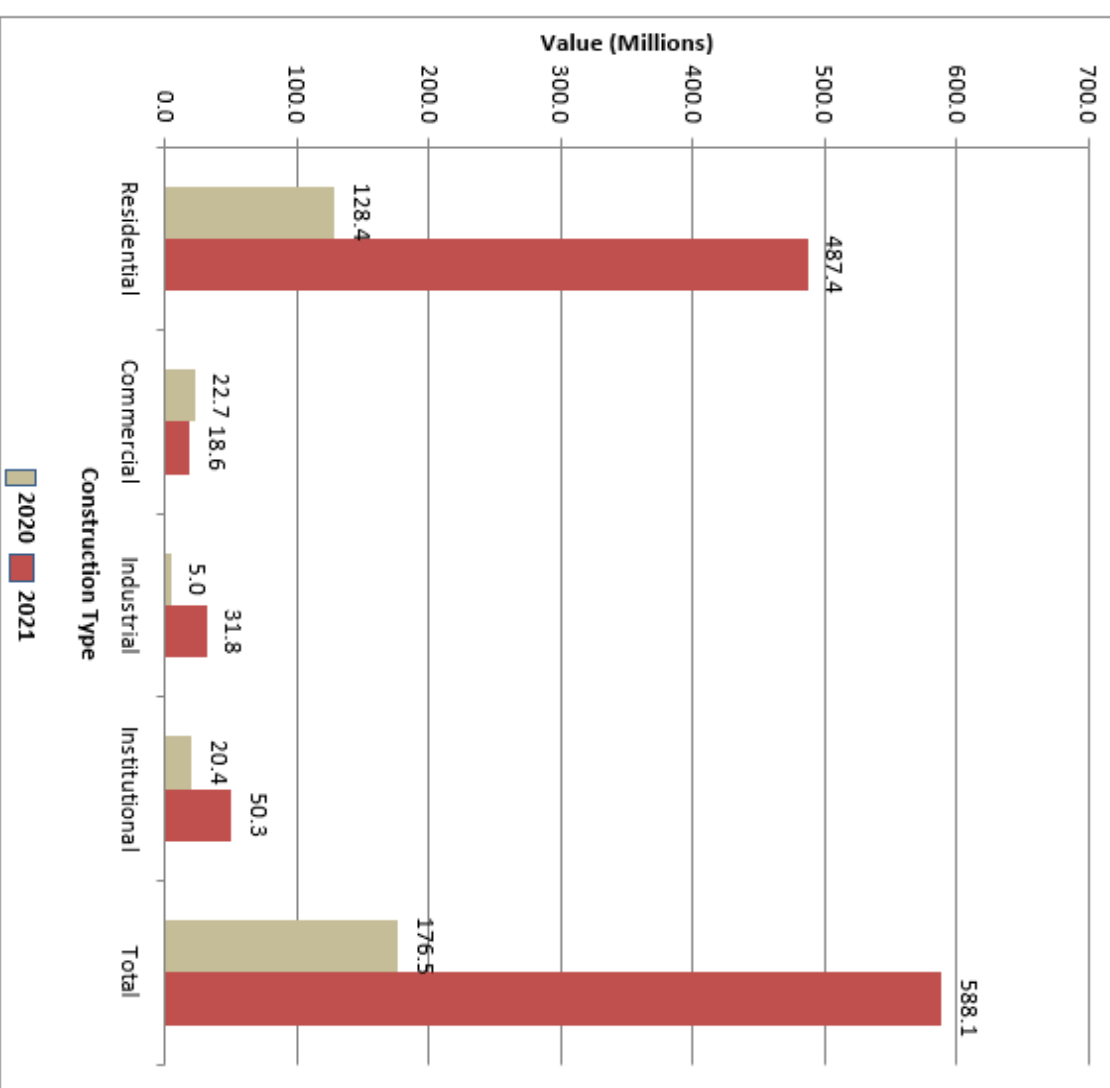
CLASSIFICATION	April 2021			to the end of April 2021			April 2020			to the end of April 2020		
	NO. OF CONSTRUCTION PERMITS	VALUE	NO. OF UNITS	NO. OF CONSTRUCTION PERMITS	VALUE	NO. OF UNITS	NO. OF CONSTRUCTION PERMITS	VALUE	NO. OF UNITS	NO. OF CONSTRUCTION PERMITS	VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	107	49,894,500	107	427	191,810,000	427	24	10,482,560	24	197	85,943,360	197
SEMI DETACHED DWELLINGS	0	0	0	1	223,500	1	0	0	0	0	0	0
TOWNHOUSES	20	20,051,500	85	66	57,935,700	220	14	11,482,385	55	36	24,416,285	96
DUPLEX, TRIPLEX, QUAD, APT BLDG	2	118,250,000	698	6	208,260,000	993	0	0	0	0	0	0
RES-ALTER & ADDITIONS	161	6,163,550	11	533	29,152,271	44	73	2,977,415	1	360	18,076,423	15
COMMERCIAL -ERECT	5	335,000	0	14	3,528,500	0	1	370,500	0	2	1,310,500	0
COMMERCIAL - ADDITION	2	190,000	0	3	310,000	0	0	0	0	2	2,001,800	0
COMMERCIAL - OTHER	38	4,084,240	0	114	14,761,254	0	11	1,561,400	0	107	19,357,306	0
INDUSTRIAL - ERECT	0	0	0	3	15,792,500	0	0	0	0	2	3,436,700	0
INDUSTRIAL - ADDITION	1	526,560	0	2	806,560	0	1	300,000	0	2	418,800	0
INDUSTRIAL - OTHER	1	50,000	0	10	15,244,800	0	1	5,000	0	15	1,118,837	0
INSTITUTIONAL - ERECT	0	0	0	1	12,000,000	0	0	0	0	1	575,000	0
INSTITUTIONAL - ADDITION	0	1,992,500	0	3	1,963,386	0	0	0	0	1	2,000,000	0
INSTITUTIONAL - OTHER	8	150,000	0	28	36,298,450	0	0	0	0	36	17,831,200	0
AGRICULTURE	1	1,779,536	0	1	150,000	0	0	0	0	1	100,000	0
SWIMMING POOL FENCES	72	62,000	0	161	4,594,530	0	16	529,966	0	41	1,332,706	0
ADMINISTRATIVE	9	0	0	25	192,000	0	3	27,000	0	12	52,000	0
DEMOLITION	9	0	4	27	0	19	0	0	0	19	0	14
SIGNS/CANOPY - CITY PROPERTY	0	0	0	4	0	0	0	0	0	1	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	22	0	0	95	0	0	30	0	0	115	0	0
TOTALS	458	203,529,386	901	1,524	593,023,451	1,685	174	27,736,226	80	950	177,970,917	308

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, 2021 to April 30, 2021

Owner	Project Location	Proposed Work	No. of Units	Construction Value
1287025 Ontario Inc	102 Grand Ave	Alter Apartment Building Balcony repair	0	160,000
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrace Dr 26	Erect-Townhouse - Condo ERECT SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, COVERED DECK, NO A/C, ENERGY STAR, HRV&DWHR REQUIRED	1	418,000
LONDON CITY	1119 Jalna Blvd	Install-Clubs, Recreational Facilities IS - REPLACE TWO ROOFTOP UNITS, ALTER DUCTWORK AND ROOF FRAMING		190,000
Revere Developments	1195 Riverside Dr 1	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE, CLUSTER SDD, DPN 1, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C, SB12A1, HRV AND DWHR REQUIRED	1	308,000
WESTHAMPTON GROUP INC. WESTHAMPTON GROUP INC.	1195 Riverside Dr 2	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE, CLUSTER SDD, DPN 2, 2 STOREY, 2 CAR GARAGE, 4 BEDROOMS, FINISHED BASEMENT, NO DECK, A/C, HRV AND DWHR REQUIRED	1	357,500
Revere Developments	1195 Riverside Dr 4	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD, DPN 4, 2 STOREY, 2 CAR GARAGE, 3 BEDROOM, PARTIALLY FINISHED BASEMENT, NO DECK, A/C, SB12A1, HRV AND DWHR REQUIRED	1	339,500
Forest Park (Hazelden) Inc	1195 Riverside Dr 6	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE, CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECL, A/C, SB12 A1, HRV AND DWHR REQUIRED	1	322,000
Claybar Developments Inc	1215 Fanshawe Park Rd W	Alter Restaurant <= 30 People INTERIOR FIT UP FOR RESTAURANT (GROUP E)	0	176,582
HOUSING DEVELOPMENT CORPORATION	122 Base Line Rd W	Install-Apartment Building INSTALL SITE SERVICES		500,000
CANADIAN COMMERCIAL (SHERWOOD FOREST) INC.	1225 Wonderland Rd N	Alter Restaurant INTERIOR FITUP FOR RESTAURANT - UNIT 37	0	200,000
Oxbury Centre	1303 Oxford St E	Alter Dental Offices INTERIOR ALTER FOR NEW DENTAL OFFICE	0	117,000
O.R.E. Development Corporation	1425 Max Brose Dr	Alter Retail Store CM - New Demising Wall, New Washroom and Mechanical Upgrades.	0	450,000
HOMESTEAD LAND HOLDINGS LTD. HOMESTEAD LAND HOLDINGS LTD.	1595 Ernest Ave	Alter Apartment Building EXTERIOR WALL REPAIRS	0	150,000
	169 Wharncliffe Rd S	Alter Restaurant <= 30 People ALTER INTERIOR FOR RESTAURANT LESS THAN 30 SEATS. SHELL PERMIT ONLY. Submit shop drawings with engineer's seal for Fire Suppression System and the new kitchen Hood. Submit to City for review.	0	250,000

City of London - Building Division
Principal Permits Issued from April 1, 2021 to April 30, 2021

Owner	Project Location	Proposed Work	No. of Units	Construction Value
The Ridge At Byron Inc	1710 Ironwood Rd 21	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 4 BEDROOMS, DECK INCLUDED, A/C INCLUDED, SB-12 A5, UNIT 11 MCVLP 903 DPN 21, HRV & DWHR REQUIRED	1	425,000
KENMORE HOMES INC. KENMORE HOMES INC.	1750 Finley Cres B	Erect-Street Townhouse - Condo ERECT 4 UNIT TOWNHOUSE BLOCK B DPNS 1736, 1740, 1744, 1748	4	736,800
1732408 Ontario Limited	1765 Trafalgar St	Add Automobile Repair Garage ADDING 145 sqm TO THE EXISTING BUILDING	0	110,000
FOXWOOD (LONDON) INC. FOXWOOD DEVELOPMENTS (LONDON) INC.	1781 Henrica Ave B	Erect-Townhouse - Condo ERECT TOWNHOUSE CONDO BUILDING B - A/C will install. 7 UNITS DPNS 36, 38, 40, 42, 44, 46, 48	7	1,488,000
FOXWOOD (LONDON) INC. FOXWOOD DEVELOPMENTS (LONDON) INC.	1781 Henrica Ave C	Erect-Townhouse - Condo ERECT TOWNHOUSE CONDO BUILDING C - A/C will install. 6 UNITS DPNS 64, 66, 68, 70, 72, 74 NO BASEMENT	6	1,279,200
FOXWOOD (LONDON) INC. FOXWOOD DEVELOPMENTS (LONDON) INC.	1781 Henrica Ave D	Erect-Townhouse - Condo ERECT TOWNHOUSE CONDO BUILDING D - A/C will install. 6 UNITS DPNS 76, 78, 80, 82, 84, 86	6	1,279,200
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES (2584857 Ont Inc)	1820 Canvas Way 29	Erect-Street Townhouse - Condo ERECT SDD 2 STOREY, 2 CAR GARAGE, UNFINISHED BASEMENT, 3 BEDROOMS, NO DECK, A/C INCLUDED, SB-12 A1, LOT 32, HRV & DWHR REQUIRED	1	302,000
EVE PARK LONDON LP EVE PARK LONDON LP	2050 Linkway Blvd	Install-Townhouse - Condo Install site services.		335,000
TOWN & COUNTRY DEVELOPMENTS (2005) INC. TOWN & COUNTRY DEVELOPMENTS (2005) INC.	2337 Callingham Dr	Erect-Street Townhouse - Condo ERECT 6 UNIT TOWNHOUSE CONDO BLOCK C, 3 STOREY, 2 CAR, 3 BED, NO BASEMENT, W/ DECK, SB12 A5, UNITS 2337, 2339, 2241, 2343, 2345, 2347, HRV AND DWHR REQUIRED	6	1,674,000
The Board of Governors The University of Western	2544 Advanced Ave	Alter Offices CM - Interior renovation for office fit-up of suite 2202	0	363,000
WESTHAVEN HOMES (2008) INC. WESTHAVEN HOMES (2008) INC.	2835 Sheffield Pl 14	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 4 BEDROOMS, NO DECK, NO A/C, SB-12 A1, DPN 14 MVLCP No 949 UNIT 7, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	425,000
WESTHAVEN HOMES (2008) INC. WESTHAVEN HOMES (2008) INC.	2835 Sheffield Pl 16	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 4 BEDROOMS, NO DECK, NO A/C, SB-12 A1, DPN 16 MVLCP No 949 UNIT 8, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	425,000
DREWLO HOLDINGS INC	2940 Dingman Dr	Add Warehousing ID - Addition to the existing warehouse.	0	526,560

City of London - Building Division

Principal Permits Issued from April 1, 2021 to April 30, 2021

Owner	Project Location	Proposed Work	No. of Units	Construction Value
AI ALLENDORF GREENGATE VILLAGE LTD	2960 Turner Cres	Erect-Street Townhouse - Condo ERECT NEW STREET TOWNHOUSE 4 UNIT CONDO BLOCK 53, ADDRESSES 2954, 2958, 2962, 2966	4	754,800
AI ALLENDORF GREENGATE VILLAGE LTD	2960 Turner Cres	Erect-Street Townhouse - Condo ERECT NEW STREET TOWNHOUSE 4 UNIT CONDO BLOCK 53, ADDRESSES 2954, 2958, 2962, 2966	4	1,258,000
AI ALLENDORF GREENGATE VILLAGE LTD	2980 Turner Cres	Erect-Street Townhouse - Condo ERECT STREET TOWNHOUSE, BLOCK 52, 7 UNITS, DPN 2970, 2974, 2978, 2982, 2986, 2990, 2994	7	2,190,000
WHITEROCK INC WHITEROCK VILLAGE INC	3112 Petty Rd	Install-Townhouse - Condo Install site services.		500,000
FIRST LONDON EAST DEVELOPMENTS INC	332 Clarke Rd	Alter Restaurant INTERIOR ALTERATION, ADDING PARTITIONS WALLS	0	120,000
Old Oak Properties Inc	3343 Morgan Ave	Erect-Apartment Building Erect 12 storey apartment building Tower A. Submit sprinkler system shop drawings for review. Submit name of Integrated Testing Co-ordinator as soon as it is known.	138	34,250,000
GREG BROPHEY PROSPERITY HOMES LIMITED	335 Kennington Way B	Erect-Townhouse - Cluster SDD ERECT TOWNHOUSE CONDO BLOCK - BLDG B, 4, DPN 287, 289, 291, 293, 2 STOREY, 3 BEDROOMS, 1 CAR GARAGE, NO DECK, NO A/C, SB12-A5 SOILS REPORT REQUIRED.	4	1,270,000
GREG BROPHEY PROSPERITY HOMES LIMITED	335 Kennington Way C	Erect-Street Townhouse - Condo ERECT STREET TOWNHOUSE BLOCK, BLDG C, 4, DPN 303, 305, 307, 309, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, NO DECK, NOA/C, SB-12 A5 SOILS REPORT REQUIRED.	4	1,240,000
ALI SOUFAN 2219008 ONTARIO LIMITED c/o YORK DEVELOPMENTS LONDON	3493 Colonel Talbot Rd	Erect-Automobile Service Station ERECT CANOPY FOR GAS STATION	0	135,000
Citi Plaza London Inc	355 Wellington St	Alter Shopping Centre INSTALL HVAC SYSTEM	0	725,000
Josee Ferreira Mc Donald's Restaurants Of Canada Limited	385 Wellington Rd	Alter Restaurant Alter interior of McDonald's restaurant.	0	285,000
ALI SOUFAN 2560533 Ontario Inc.	3900 Savoy St B	Erect-Townhouse - Condo ERECT 24 UNITS STACKED TOWNHOUSES, BUILDING B	24	3,559,500
LUKA KOT MEDALLION REALTY HOLDINGS	391 South St	Erect-Apartment Building ERECT APARTMENT BUILDING	560	84,000,000
CAPTAIN GENERATION - MALL LIMITED	530 Oxford St W	Alter Restaurant EXISTING SUITE TO BE DIVIDED INTO TWO UNITS, ONE TO BE A RESTAURANT. SECOND UNIT TO BE LEFT VACANT. Submit sprinkler system Shop Drawing to show the new wall layouts in both Units.	0	489,758

City of London - Building Division
Principal Permits Issued from April 1, 2021 to April 30, 2021

Owner	Project Location	Proposed Work	No. of Units	Construction Value
PROVINCE OF ONTARIO INFRASTRUCTURE PROVINCE OF ONTARIO MINISTER OF INFRASTRUCTURE	600 Sanatorium Rd	Alter Care Facility Alter Existing Fire Escape for Exit Stair off the 3rd Level.	0	141,000
LHSC LHSC - LONDON HEALTH SCIENCES CENTRE	741 Base Line Rd E	Alter Boarding/Lodging House RENOVATION TO RELOCATE OFFICES AND CREATE NEW BEDROOMS. SHELL Sprinkler shop drawing and hydraulic calculations and Integrated testing plan and coordinator required	0	500,000
PROVINCE OF ONTARIO INFRASTRUCTURE PROVINCE OF ONTARIO MINISTER OF INFRASTRUCTURE	80 Dundas St	Alter Provincial Buildings CONCRETE AND WATERPROOFING REPAIRS TO FOUNDATION WALLS AND SLAB ROOFS - CONCRETE STAIR AND RAMP REPLACEMENTS AND REPAIRS.	0	1,200,000
LHSC LHSC - LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Alter Hospitals Interior alter to Diagnostic Imaging C1-620, D1-815,816 and 821. SHELL - sprinkler shop drawing and GRCC required.	0	415,000
TERRY PARKER LONDON & MIDDLESEX COMMUNITY HOUSING	85 Walnut St	Alter Apartment Building HVAC SYSTEM UPGRADE	0	116,600

Total Permits 46 Units 783 Value 146,457,000

** 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
1732408 Ontario Limited
Rkj Storage Ltd
SOUFAN ALI 2219008 ONTARIO LIMITED c/o YORK DEVELOPMENTS LONDON