

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 2021

Date: October 18, 2021

Recommendation

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

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – June 2021

Permits Issued to the end of the month

As of June 2021, a total of 2,436 permits were issued, with a construction value of \$901.7 million, representing 2,476 new dwelling units. Compared to the same period in 2020, this represents a 49.1% increase in the number of building permits, with a 133.1% increase in construction value and an 256.3% increase in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of June 2021, the number of building permits issued for the construction of single and semi-detached dwellings was 620, representing an 64.9% increase over the same period in 2020.

Number of Applications in Process

As of the end of June 2021, 1,012 applications are in process, representing approximately \$810 million in construction value and an additional 1,387 dwelling units compared with 819 applications, with a construction value of \$824 million and an additional 2,026 dwelling units in the same period in 2020.

Rate of Application Submission

Applications received in June 2021 averaged to 22.5 applications per business day, for a total of 494 applications. Of the applications submitted 89 were for the construction of single detached dwellings and 95 townhouse units.

Permits issued for the month

In June 2021, 447 permits were issued for 491 new dwelling units, totalling a construction value of \$180.1 million.

Inspections – Building

A total of 3,157 inspection requests were received with 3162 inspections being conducted.

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

Of the 3,157 inspections requested, 98% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 708 inspection requests were received, with 594 inspections being conducted.

An additional 124 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 708 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 1,421 inspection requests were received with 1670 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 1,421 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2019 Permit Data

To the end of June 2019 a total of 2,276 permits were issued, with a construction value of \$728.5 million, representing 1,161 new dwelling units. The number of single/semi detached dwelling units was 306.

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

Prepared by: Peter Kokkoros, P.Eng.
Director, Building and Chief Building Official
Planning and Economic Development

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

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

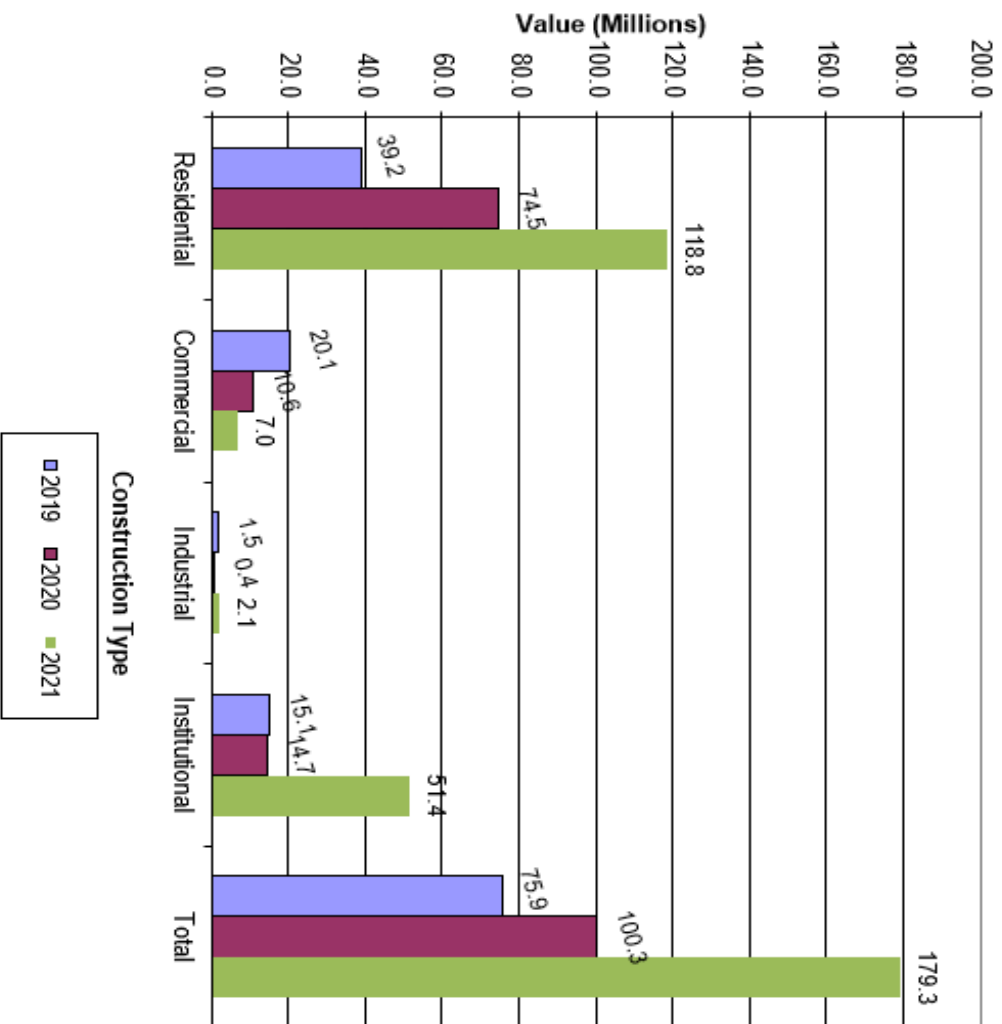
APPENDIX "A"

Table showing construction val

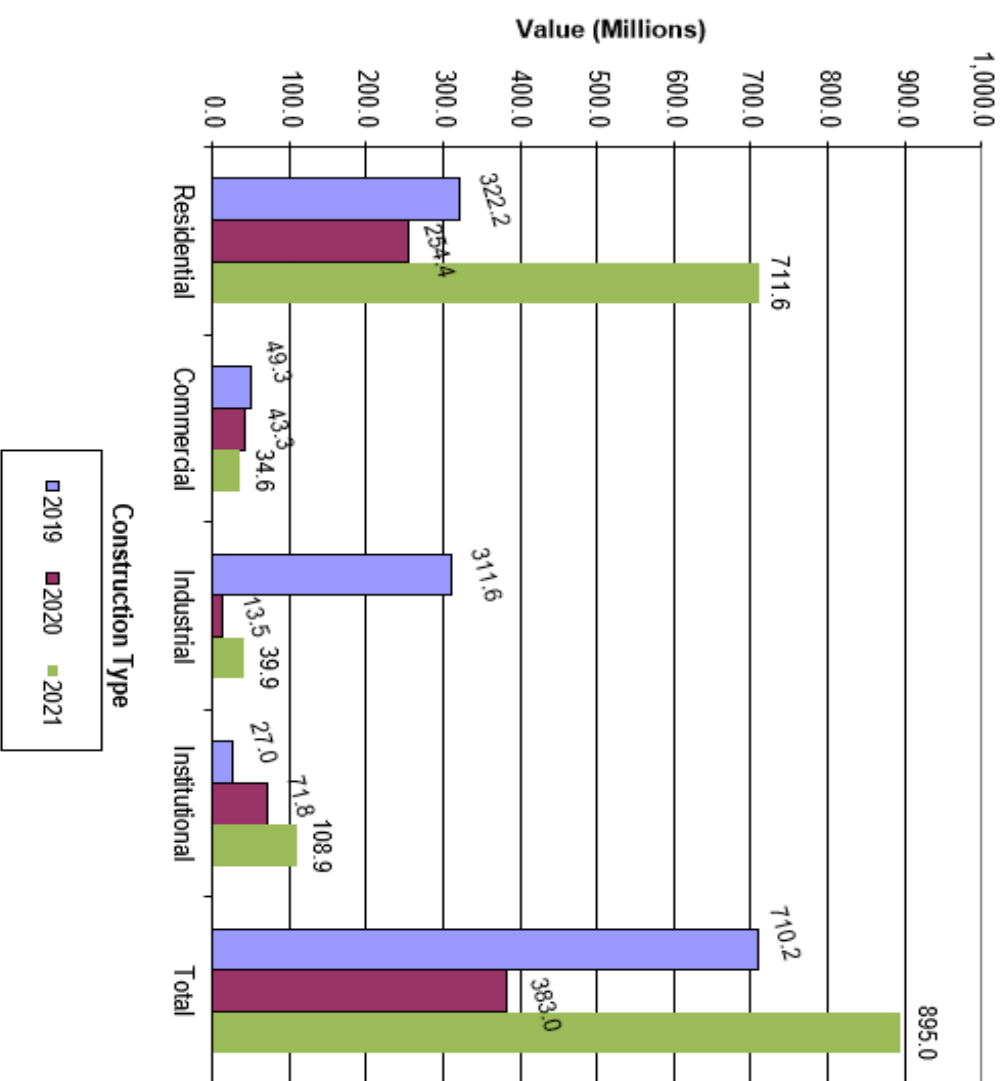
CLASSIFICATION	June 2021				June 2020				June 2019							
	to the end of June 2021		to the end of June 2020		to the end of June 2020		to the end of June 2019									
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE								
SINGLE DETACHED DWELLINGS	88	40,902,000	88	281,583,900	619	36,868,544	85	376	159,106,304	376	53	25,099,950	53	306	129,834,191	306
SEMI DETACHED DWELLINGS	0	0	0	223,500	1	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	26	28,044,000	125	116,902,800	471	16,625,300	67	54	43,268,185	172	12	8,988,750	40	86	73,169,840	347
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	42,000,000	266	267,260,000	1,320	16,504,800	60	4	26,878,800	127	4	896,000	5	13	90,607,152	442
RESALTER & ADDITIONS	188	7,874,125	12	45,656,631	65	4,518,050	2	557	25,158,423	20	168	4,261,877	3	911	28,624,102	43
COMMERCIAL -ERECT	0	0	0	5,668,500	0	1,349,800	0	7	4,160,300	0	2	4,650,000	0	6	7,339,680	0
COMMERCIAL - ADDITION	1	90,000	0	400,000	0	790,000	0	2	791,800	0	3	2,337,500	0	7	5,349,500	0
COMMERCIAL - OTHER	25	6,910,300	0	28,484,604	0	8,506,654	0	183	38,380,885	0	45	13,139,600	0	286	36,598,170	0
INDUSTRIAL - ERECT	1	2,000,000	0	20,792,500	0	0	0	2	3,436,700	0	1	450,000	0	5	301,580,000	0
INDUSTRIAL - ADDITION	0	0	0	3,346,980	0	0	0	4	7,918,800	0	0	0	0	5	5,249,000	0
INDUSTRIAL - OTHER	5	82,600	0	15,774,400	0	422,000	0	21	2,107,607	0	7	1,060,800	0	42	4,792,300	0
INSTITUTIONAL - ERECT	0	0	0	12,000,000	0	0	0	2	32,575,000	0	1	9,816,800	0	1	9,816,800	0
INSTITUTIONAL - ADDITION	2	44,650,000	0	46,613,386	0	3,160,000	0	6	6,560,000	0	1	1,327,200	0	2	1,453,200	0
INSTITUTIONAL - OTHER	19	6,791,700	0	50,292,150	0	11,528,000	0	59	32,664,201	0	23	3,921,500	0	71	15,788,910	0
AGRICULTURE	0	0	0	150,000	0	0	0	1	100,000	0	0	0	0	4	15,610,000	0
SWIMMING POOL FENCES	32	698,459	0	6,313,970	0	1,789,796	0	162	3,718,836	0	41	836,331	0	112	2,460,864	0
ADMINISTRATIVE	10	6,000	0	213,000	0	0	0	23	88,000	0	26	58,205	0	70	192,005	0
DEMOLITION	8	0	6	0	27	0	5	32	0	23	0	4	44	0	23	0
SIGN/CANOPY - CITY PROPERTY	2	0	0	0	0	0	0	2	0	0	1	0	0	18	0	0
SIGN/CANOPY - PRIVATE PROPERTY	39	0	0	0	0	0	0	137	0	0	38	0	0	287	0	0
TOTALS	447	180,049,184	491	2,436,901,675,900	2,476	102,062,944	214	1,634	386,913,841	695	431	76,844,513	105	2,276	728,445,714	1,161

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 June



Construction Value of Building Permits January to June



City of London - Building Division

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

Owner	Project Location	Proposed Work	Construction	
			No. of Units	Value
FANSHAWE COLLEGE OF APPLIED ARTS & TECHNOLOGY FANSHAWE COLLEGE OF APPLIED ARTS & TECHNOLOGY	1001 Fanshawe College Blvd	Alter Community College INTERIOR ALTERATION OF ROOM D3011 FOR A NEW LAB FIT-UP	0	180,000
Residences of Hyde Park Ltd	1030 Coronation Dr	Add Garage for Apartment Building GARAGE FOUNDATION WALL REPAIRS		220,855
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrac Dr 20	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 5 BEDROOM, FINISHED BASEMENT, COVERED DECK, NO A/C, ENERGY STAR, MWLCP 929 LEVEL 1 UNIT 1, HRV & DWHR REQUIRED, SOIL REPORT	1	444,000
The Board of of Western Ontario The Board of Governors The University of Western Ontario	1151 Richmond St	Alter University Complete underground storm piping and catch basins along Kent Walk Drive. Relocation on existing watermain to the Physics and Astronomy Building.	0	1,500,000
The Board of of Western Ontario The Board of Governors The University of Western Ontario	1151 Richmond St	Alter University Elgin Hall Laundry Renovations., FRR/FPO	0	360,000
FRASON HOLDINGS INC	1221 Dundas St	Alter Medical Offices Interior alter for Chiropractic Office	0	173,000
CONSEIL SCOLAIRE VIAMONDE CONSEIL SCOLAIRE VIAMONDE	1260 Dundas St	Alter Schools Elementary, Kindergarten REPLACEMENT OF EXISTING MECHANICAL VENTILATION UNITS IN BASEMENT, REPLACEMENT OF EXISTING HYDRONIC WALL FIN HEATERS, AND ADDITION OF COOLING IN GYMNASIUM	0	1,100,000
YORK DEVELOPMENTS YORK DEVELOPMENTS	131 King St	Erect-Apartment Building ERECT 32 STOREY APARTMENT BUILDING, 266 UNITS April 17, 2020 - Alternative Solution to remove the fire hose in the fire hose cabinet is accepted	266	42,000,000
TRIDON LTD TRIDON PROPERTIES LTD	157 Windermere Rd	Erect-Townhouse - Cluster SDD ERECT TOWNHOUSE SDD, 2 STOREY, 2 CAR GARAGE, 4 BEDROOM, UNFINISHED BASEMENT, COVERED DECK, NO A/C, SB-12 A3, PLAN MWLCP909 LEVEL 1 UNIT 3, HRV & DWHR REQUIRED	1	728,000
WHARNCLIFFE SHOPPING PLAZA INC.	16 Base Line Rd W	Alter Restaurant <= 30 People ALTER INTERIOR FOR RESTAURANT, UNIT 2, FRR	0	150,000
FOXWOOD (LONDON) INC. FOXWOOD DEVELOPMENTS (LONDON) INC.	1781 Henrica Ave G	Erect-Townhouse - Condo ERECT 5 UNIT TOWNHOUSE BLOCK, BLDG G, DPN'S 12, 14, 16, 18, 20	5	1,056,000
FOXWOOD (LONDON) INC. FOXWOOD DEVELOPMENTS (LONDON) INC.	1781 Henrica Ave H	Erect-Townhouse - Condo ERECT 5 UNIT TOWNHOUSE BLOCK, BLDG H, DPN'S 2, 4, 6, 8, 10	5	1,056,000
FOXWOOD (LONDON) INC. FOXWOOD DEVELOPMENTS (LONDON) INC.	1781 Henrica Ave I	Erect-Townhouse - Condo ERECT 6 UNIT TOWNHOUSE BLOCK, BLDG I, DPN'S 98, 100, 102, 104, 106, 108	6	1,279,200

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1965 Upperpoint Gate D	Erect-Townhouse - Condo ERECT 2 STOREY, 4 UNIT TOWNHOUSE, BLOCK D, DPNs 1, 3, 5, 7. SB12-A1. Unfinished basements and no decks. Units 18-21	4	961,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1965 Upperpoint Gate E	Erect-Townhouse - Condo ERECT 2 STOREY, 4 UNIT TOWNHOUSE, BLOCK E, DPNs 9, 11, 13, 15. SB12-A1, Unfinished basements and no decks. Units 22-25.	4	973,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1965 Upperpoint Gate F	Erect-Townhouse - Condo ERECT 2 STOREY, 4 UNIT TOWNHOUSE, BLOCK F, DPNs 17, 19, 21, 23. SB12-A1. Unfinished basements, no decks. Units 26-29.	4	973,000
FOREST PARK (SHERWOOD GLEN) FOREST PARK (SHERWOOD GLEN)	203 Wychwood Pk 20	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, UNFINISHED BASEMENT, 2 BEDROOM, W/ COVERED DECK, NO A/C, SB-12 A5, UNIT 10 DPN 20, HRV AND DWHR REQUIRED	1	286,000
MARQUIS DEVELOPMENTS LONDON INC. MARQUIS DEVELOPMENTS LONDON INC.	203 Wychwood Pk 22	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOM, UNFINISHED BASEMENT, COVERED DECK, A/C INCLUDED, SB-12 A5, PLAN MLCP950 LEVEL 1 UNIT 11, HRV & DWHR REQUIRED	1	286,000
Rembrandt Developments (Fanshawe) Inc	2261 Linkway Blvd C	Erect-Townhouse - Condo ERECT 5 UNIT TOWNHOUSE BLOCK BLGD C, DPNs 130, 132, 134, 136, 138, SOILS REPORT BY EXP ENGINEERING REQUIRED. Finished basement in units 130 and 138 as of Aug. 31, 2021.	5	1,771,000
Rembrandt Developments (Fanshawe) Inc	2261 Linkway Blvd D	Erect-Townhouse - Condo ERECT 4 UNITS, TOWNHOUSE BLK D, DPN 140, 142, 144 & 146. Decks included. Partial Fin basement 144 and 142. SB-12 Energy Star. Soils report required. Fin basements in units 140 and 146 as of Aug. 31, 2021.	4	742,800
Rembrandt Developments (Fanshawe) Inc	2261 Linkway Blvd F	Erect-Townhouse - Condo ERECT 6 UNIT TOWNHOUSE BLOCK F, DPNs 2, 4, 6, 8, 10, 12, SOILS REPORT REQUIRED.	6	993,600
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	234 Edgevalley Rd	Install-Townhouse - Condo Install site services.		1,000,000
University Of Western Ontario-Board Of Governors	271 Windermere Rd	Install-University Balcony Repairs and Railing Replacement Ausable Hall, FRR Shell Permit - Provide sealed balcony guards shop drawings to the Building Division for review prior to work in these areas		120,500

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
University Of Western Ontario-Board of Governors	271 Windermere Rd	Install-University Balcony Repair and Railing Replacement for Beaver Hall, FRR June 14, 2021 Shell Permit - Provide sealed balcony guards shop drawings to the Building Division for review prior to work in these areas		143,000
University Of Western Ontario-Board of Governors	271 Windermere Rd	Alter University Interior Alteration for Beaver Hall, FRR	0	1,280,000
WESTHAVEN HOMES (2008) INC. WESTHAVEN HOMES (2008) INC.	2835 Sheffield Pl 24	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 4 BEDROOM, FINISHED BASEMENT, NO DECK, NO A/C, SB-12 A1, UNIT 12 CONDO PLAN 949, HRV & DWHR REQUIRED, SOILS REQUIRED.	1	462,500
MCKENZIE BUILDING GROUP INC. MCKENZIE BUILDING GROUP INC.	3025 Doyle Dr A	Erect-Townhouse - Condo ERECT 8 UNIT TOWNHOUSE BLOCK, BLDG A, DPN'S 2, 4, 6, 8, 10, 12, 14, 16	8	1,522,800
MCKENZIE HOMES MCKENZIE HOMES	3025 Doyle Dr C	Erect-Townhouse - Condo ERECT 2 STOREY, 6 UNIT TOWNHOUSE BLOCK, BUILDING C, DPN 34, 36, 38, 40, 42, 44	6	1,149,600
AI ALLENDORF GREENGATE VILLAGE LTD	3030 Turner Cres	Erect-Townhouse - Rental ERECT TOWNHOUSE BLOCK 50, 2 STOREY, 1 CAR GARAGE, 3 OR 4 BEDROOM, DPN 3024, 3028, 3032 AND 3036, SOILS REPORT BY EXP ENGINEERING REQUIRED.	4	764,400
2804902 Ontario Inc	307 Fanshawe Park Rd E A	Erect-Townhouse - Condo ERECT 24 UNIT TOWNHOUSE BLOCK A, DPN 1-24	24	3,443,100
AI ALLENDORF GREENGATE VILLAGE LTD	3140 Turner Cres	Erect-Street Townhouse - Condo ERECT 4 UNIT 2 STOREY TOWNHOUSE BLOCK, BLK 49, UNITS 3138, 3142, 3146 & 3150, SOILS REPORT NOT REQUIRED AS PER LETTER FOR EXP ON FILE.	4	764,400
Atgyle Manor (A Non-Profit Housing Corporation)	363 Clarke Rd	Alter Apartment Building ALT- BALCONY REPAIRS	0	200,000
JEFF FUNG PULSE COMMUNITIES (RHYTHM 1) INC.	3635 Southbridge Ave A	Erect-Townhouse - Condo ERECT 5 UNIT TOWNHOUSE BLOCK A DPNs 1, 3, 5, 7 and 9, SOILS REPORT BY EXP ENGINEERING REQUIRED.	5	1,500,000
JEFF FUNG PULSE COMMUNITIES (RHYTHM 1) INC.	3635 Southbridge Ave D	Erect-Townhouse - Condo ERECT 5 UNIT TOWNHOUSE BLOCK D DPNs 10, 8, 6, 4, 2, SOILS REPORT BY EXP ENGINEERING REQUIRED.	5	1,500,000
JEFF FUNG PULSE COMMUNITIES (RHYTHM 1) INC.	3635 Southbridge Ave E	Erect-Townhouse - Condo ERECT 2 STOREY TOWNHOUSE BLDG E, DPNs 35,33,31,29, SOILS REPORT REQUIRED BY EXP ENGINEERING.	4	1,338,000

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
JEFF FUNG PULSE COMMUNITIES (RHYTHM J) INC.	3635 Southbridge Ave F	Erect-Townhouse - Condo ERRECT 2 STOREY TOWNHOUSE BLDG F, DPNS 27, 25, 23, 21, SOILS REPORT BY EXP ENGINEERING REQUIRED.	4	1,338,000
JEFF FUNG PULSE COMMUNITIES (RHYTHM J) INC.	3635 Southbridge Ave K	Erect-Townhouse - Condo ERRECT 5 UNIT 2 STOREY TOWNHOUSE BLOCK, BLDG K, DPNS 60, 58, 56, 54 and 52, SOILS REPORT BY EXP REQUIRED.	5	998,400
JEFF FUNG PULSE COMMUNITIES (RHYTHM J) INC.	3635 Southbridge Ave L	Erect-Townhouse - Condo ERRECT 7 UNIT 2 STOREY TOWNHOUSE BLOCK, BLDG L, DPNS 50, 48, 46, 44, 42, 40 and 38, SOILS REPORT BY EXP REQUIRED.	7	1,399,200
Conseil Scolaire Viamonde	40 Hunt Club Dr	Alter Schools Elementary, Kindergarten Alter for replacement of mechanical ventilation units, addition of cooling in 6 classrooms, upgrades to lighting, replacement of existing ceiling and upgrade to existing fire alarm. FRR/PPO	0	900,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	440 Princess Ave	Alter Schools Elementary, Kindergarten UPGRADE TO FIRE ALARM, SECURITY AND EMERGENCY LIGHTING SYSTEM.	0	350,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	509 Waterloo St	Alter Schools Secondary, High, Jr. High REPLACEMENT OF HEAT PUMPS AND REQUIRED STRUCTURAL MODIFICATIONS	0	150,000
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 43	Erect-Townhouse - Cluster SDD ERRECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, PARTIALLY FINISHED BASEMENT, 4 BEDROOMS, COVERED REAR DECK, NO A/C, SB-12 A1, UNIT 22 PLAN 33R-XXX, HRV & DWHR REQUIRED	1	314,000
Kanco-750 Kippis Ltd C/O Transglobe Mgmt Services	750 Kippis Lane	Alter Apartment Building PARKING GARAGE REPAIRS	0	334,000
0997122 B C LTD 0997122 B C Ltd	9 Southdale Rd E	Alter Offices ALTER FOR DENTAL OFFICE, FRR/PPO	0	630,000

Total Permits 44 Units 391 Value 78,835,355

** 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. -1551-227



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

OWNER
RICHMOND HYLAND CENTRE INC
Aragon Dr. Cecilia Aragon Holdings (London) Inc

Commercial Permits regardless of construction value