

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
July 2021

Date: October 18, 2021

Recommendation

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

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – July 2021

Permits Issued to the end of the month

As of July 2021, a total of 2,862 permits were issued, with a construction value of \$1.03 billion, representing 2,696 new dwelling units. Compared to the same period in 2020, this represents a 35.2 % increase in the number of building permits, with a 105.2 % increase in construction value and an 177.4 % increase in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of July 2021, the number of building permits issued for the construction of single and semi-detached dwellings was 711, representing an 47.8% increase over the same period in 2020.

Number of Applications in Process

As of the end of July 2021, 1,118 applications are in process, representing approximately \$839 million in construction value and an additional 1,521 dwelling units compared with 1,031 applications, with a construction value of \$909 million and an additional 2,344 dwelling units in the same period in 2020.

Rate of Application Submission

Applications received in July 2021 averaged to 22.6 applications per business day, for a total of 475 applications. Of the applications submitted 75 were for the construction of single detached dwellings and 96 townhouse units.

Permits issued for the month

In July 2021, 426 permits were issued for 220 new dwelling units, totalling a construction value of \$131.1 million.

Inspections – Building

A total of 3,042 inspection requests were received with 3,133 inspections being conducted.

In addition, 18 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 3,042 inspections requested, 98% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 771 inspection requests were received, with 610 inspections being conducted.

An additional 123 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 771 inspections requested, 98% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 1,289 inspection requests were received with 1,557 inspections being conducted related to building permit activity.

An additional 5 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,289 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2019 Permit Data

To the end of July 2019 , a total of 2,778 Permits were issued, with a construction value of \$830 Million, representing 1,384 new dwelling units. The number of single/semi detached dwelling units was 385

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 July 2021. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity” for the month of July 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

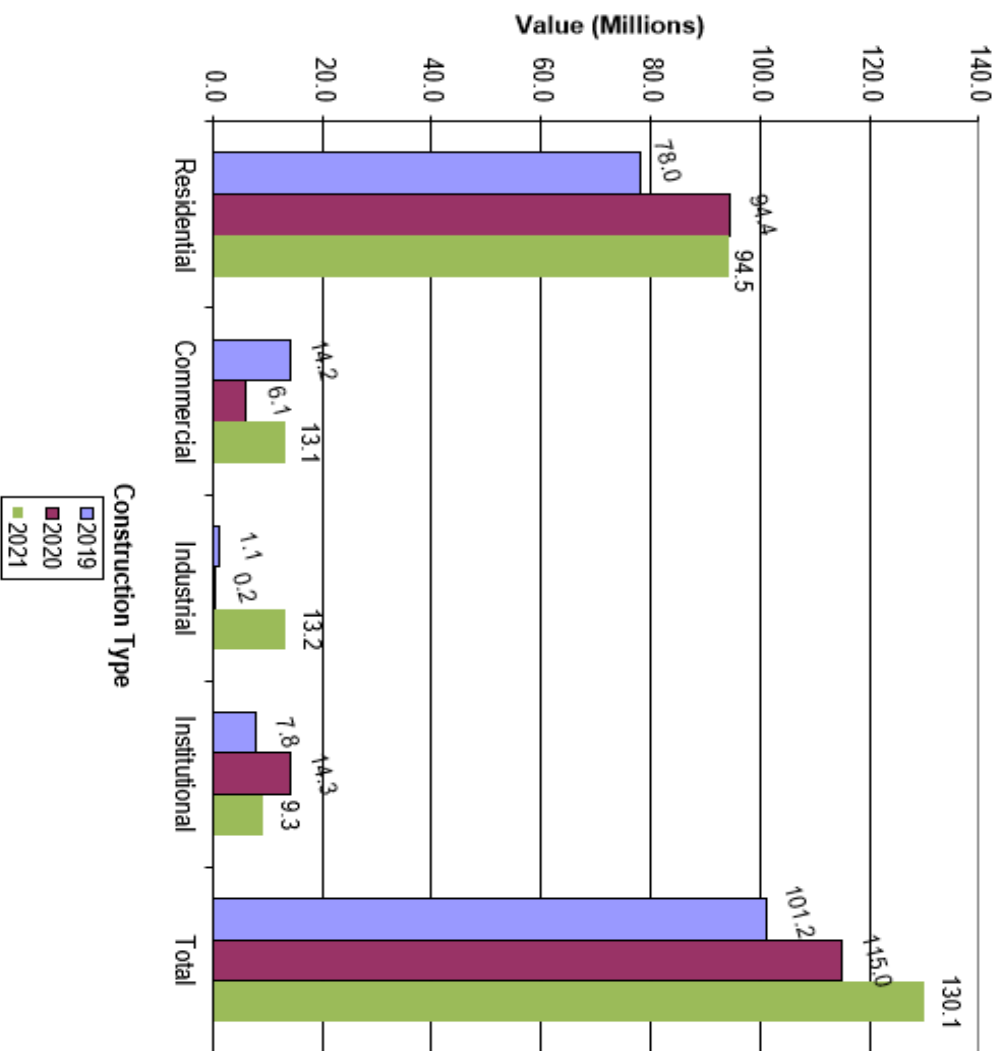
APPENDIX "A"

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

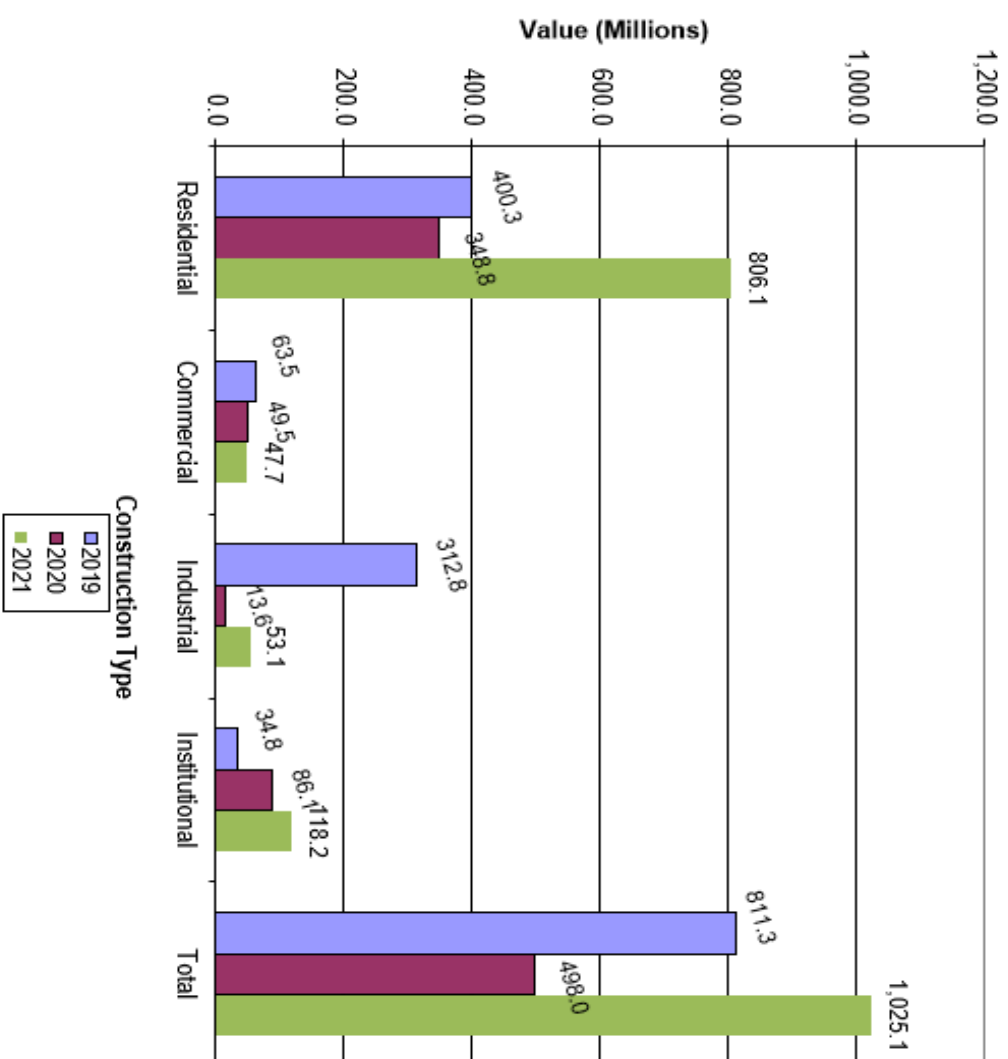
CLASSIFICATION	July 2021				July 2020				July 2019										
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS							
SINGLE DETACHED DWELLINGS	91	41,015,500	91	710	322,599,400	710	105	44,354,200	105	481	203,460,504	481	79	32,294,885	79	385	162,129,076	385	
SEMI-DETACHED DWELLINGS	0	0	0	1	223,500	1	1	354,000	2	1	354,000	2	0	0	0	0	0	0	
TOWNHOUSES	23	17,344,900	79	148	134,247,700	560	19	21,875,300	70	73	65,143,485	242	5	4,164,030	17	91	77,333,870	364	
DUPLEX, TPLEX, QUAD, APT BLDG	2	30,336,000	41	10	297,596,000	1,361	2	23,000,000	97	6	49,878,800	224	2	36,482,700	146	15	127,089,852	588	
RESALTER & ADDITIONS	167	5,784,250	9	1,084	51,420,881	74	184	4,835,093	3	741	29,993,516	23	205	5,101,260	4	1,116	33,725,362	47	
COMMERCIAL - ERECT	4	5,755,900	0	21	11,424,400	0	1	500,000	0	8	4,660,300	0	4	7,958,070	0	10	15,297,750	0	
COMMERCIAL - ADDITION	0	0	0	4	400,000	0	0	0	0	2	791,800	0	4	3,269,500	0	11	8,619,000	0	
COMMERCIAL - OTHER	30	7,353,500	0	200	35,838,104	0	23	5,625,250	0	206	44,006,135	0	32	2,961,910	0	318	39,560,080	0	
INDUSTRIAL - ERECT	2	12,085,000	0	7	32,877,500	0	0	0	0	2	3,436,700	0	1	800,000	0	6	302,380,000	0	
INDUSTRIAL - ADDITION	1	40,000	0	5	3,386,560	0	0	0	0	4	7,918,800	0	0	0	0	0	5	5,249,000	0
INDUSTRIAL - OTHER	4	1,045,580	0	21	16,819,980	0	2	165,000	0	23	2,272,607	0	6	347,020	0	48	5,139,320	0	
INSTITUTIONAL - ERECT	0	0	0	1	12,000,000	0	1	250,000	0	3	32,825,000	0	0	0	0	1	9,816,800	0	
INSTITUTIONAL - ADDITION	0	0	0	5	46,613,386	0	2	8,618,000	0	8	15,178,000	0	2	3,448,600	0	4	4,901,800	0	
INSTITUTIONAL - OTHER	23	9,335,000	0	84	59,627,150	0	39	5,383,800	0	98	38,048,001	0	53	4,334,050	0	124	20,102,960	0	
AGRICULTURE	0	0	0	1	150,000	0	0	0	0	1	100,000	0	1	30,000	0	5	15,640,000	0	
SWIMMING POOL, FENCES	29	946,770	0	263	7,262,740	0	58	1,368,663	0	220	5,087,499	0	35	711,753	0	147	3,172,617	0	
ADMINISTRATIVE	12	31,000	0	59	244,000	0	3	7,000	0	26	95,000	0	23	61,000	0	93	255,000	0	
DEMOLITION	8	0	8	46	0	35	8	0	5	40	0	28	8	0	5	52	0	28	
SIGNS/CANOPY - CITY PROPERTY	0	0	0	7	0	0	0	0	0	2	0	0	6	0	0	24	0	0	
SIGNS/CANOPY - PRIVATE PROPERTY	30	0	0	185	0	0	36	0	0	173	0	0	36	0	0	323	0	0	
TOTALS	426	131,055,400	220	2,862	1,032,731,300	2,696	484	116,336,306	277	2,118	503,250,146.64	972	502	101,964,778	246	2,778	830,412,487	1,384	

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 July



Construction Value of Building Permits January to July



City of London - Building Division

Principal Permits Issued from July 1, 2021 to July 31, 2021

Owner	Project Location	Proposed Work	No. of Units	Construction Value
KAREN HODGE Pond Mills Square Realty Inc C/O Romspen Asset Corp	1200 Commissioners Rd E	Alter Retail Store EXTERIOR FACADE RENOVATION	0	130,000
Cassens Transport Ulc	1237 Green Valley Rd	Erect-Carwash CM - New Pre- Eng. Building for Transport Truck-wash.	0	640,000
WESTERN UNIVERSITY, BOARD OF GOVERNORS WESTERN UNIVERSITY, BOARD OF GOVERNORS	1400 Western Rd	Install-University Replace existing generator with new generator.		270,000
Cherryl Balsille Management Board Secretariat co/IO Property and Land Management	1515 Cheapside St	Alter Schools Secondary, High, Jr. High EXTENSION OF SPRINKLER SYSTEM	0	200,000
DOMAN DEVELOPMENTS INC. DOMAN DEVELOPMENTS INC.	1800 Hyde Park Rd	Alter Dental Offices INTERIOR FIT UP FOR A DENTAL OFFICE, FRR	0	770,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	1990 Royal Cres	Alter Schools Elementary, Kindergarten INTERIOR ALTERATION, ADDING ELEVATOR AND B.F. WASHROOM	0	900,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	2015 Shore Rd A	Erect-Townhouse - Rental ERECT 5 UNIT 1 STOREY TOWNHOUSE BLOCK, BLDG A, DPN's 1,3,5,7 AND 9, SOILS REPORT REQUIRED BY GOLDERS ENGINEERING.	5	704,200
SIFTON LIMITED SIFTON PROPERTIES LIMITED	2015 Shore Rd B	Erect-Townhouse - Rental ERECT 6 UNIT 1 STOREY TOWNHOUSE BLOCK, BLDG B, DPNs 11, 13, 15, 17, 19 AND 21, SOILS REPORT REQUIRED BY GOLDERS ENGINEERING.	6	842,800
SIFTON LIMITED SIFTON PROPERTIES LIMITED	2015 Shore Rd C	Erect-Townhouse - Rental ERECT 4 UNIT 1 STOREY TOWNHOUSE BLOCK, BLDG C, DPNs 12, 14, 16 AND 18. SOILS REPORT REQUIRED BY GOLDERS ENGINEERING.	4	570,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	2015 Shore Rd D	Erect-Townhouse - Rental ERECT 5 UNIT 1 STOREY TOWNHOUSE BLOCK, BLDG D, DPNs 2, 4, 6, 8, 10. SOILS REPORT REQUIRED BY GOLDERS ENGINEERING.	5	704,200
MARQUIS DEVELOPMENTS LONDON INC. MARQUIS DEVELOPMENTS LONDON INC.	203 Wychwood Pk 24	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 MVLCP950 LEVEL 1 UNIT 12, HRV & DWHR REQUIRED	1	286,000
FOREST PARK (SHERWOOD GLEN) FOREST PARK (SHERWOOD GLEN)	203 Wychwood Pk 26	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, DECK INCLUDED, A/C INCLUDED, SB-12 A5, MVLCP 950 UNIT 13, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	318,000

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
FOREST PARK (SHERWOOD GLEN) (SHERWOOD GLEN)	FOREST PARK 203 Wychwood Pk 28	Erect-Townhouse - Cluster SDD ERECT SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB-12 A5, HRV&DWHR REQUIRED	1	318,000
FOREST PARK (SHERWOOD GLEN) (SHERWOOD GLEN)	FOREST PARK 203 Wychwood Pk 4	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOM, UNFINISHED BASEMENT, COVERED PORCH/PATTO, A/C INCLUDED, SB-12 A1, MWLCP UNIT 2 DPN 4, HRV & DWHR REQUIRED	1	300,000
FOREST PARK (SHERWOOD GLEN) (SHERWOOD GLEN)	FOREST PARK 203 Wychwood Pk 6	Erect-Townhouse - Condo ERECT SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB12-A5, HRV&DWHR REQUIRED	1	300,000
THAMES VALLEY DISTRICT SCHOOL BOARD VALLEY DISTRICT SCHOOL BOARD	THAMES 247 Thompson Rd	Install-Schools Elementary, Kindergarten Institutional Building - Plumbing Installation - Schools Elementary, Kindergarten Installation of storm sewers, Stormceptor and Stormtech chamber	0	500,000
FOXHOLLOW KENT DEVELOPMENTS INC. FOXHOLLOW NORTH KENT DEVELOPMENTS INC.	2650 Buroak Dr H	Erect-Townhouse - Condo RT - ERECT - NEW TOWNHOUSE CONDO BLOCK H, 3 UNITS	3	900,000
WESTHAVEN HOMES (2008) INC. WESTHAVEN HOMES (2008) INC.	2835 Sheffield Pl 20	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, MWLCP LEVEL 1 UNIT 10, HRV & DWHR REQUIRED	1	452,000
SIFTON PROPERTIES LIMITED SIFTON PROPERTIES LIMITED	285 King St	Alter Offices INTERIOR ALTER FOR NEW OFFICES	0	800,000
MCKENZIE HOMES MCKENZIE HOMES	299 Taitan Dr 3025 Doyle Dr B	Install-Townhouse - Condo Install site services. Erect-Townhouse - Condo ERECT 8 UNIT 2 STOREY TOWNHOUSE BLOCK, BLDG B, DPNs 18,20,22,24,26,28,30,32	8	1,528,800
2804902 Ontario Inc	307 Fanshawe Park Rd E B	Erect-Townhouse - Condo ERECT 18 UNIT TOWNHOUSE BLOCK B - DPNs 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60	18	2,322,600
WONDERLAND CENTRE INC WONDERLAND POWER CENTRE INC	3075 Wonderland Rd S	Alter Retail Store INTERIOR RENOVATION TO ENTRANCE, BOUCLAIR	0	225,000
JEFF FUNG PULSE COMMUNITIES (RHYTHM 1) INC.	3635 Southbridge Ave G	Erect-Townhouse - Condo ERECT 4 UNIT 2 STOREY TOWNHOUSE BLOCK, BLDG G, DPNs 20, 22, 24, 26. SOILS REPORT REQUIRED BY EXP ENGINEERING.	4	1,330,000

City of London - Building Division

Principal Permits Issued from July 1, 2021 to July 31, 2021

Owner	Project Location	Proposed Work	No. of Units	Construction Value
JEFF FUNG PULSE COMMUNITIES (RHYTHM I) INC.	3635 Southbridge Ave H	Erect-Townhouse - Condo ERECT 5 UNIT 2 STOREY TOWNHOUSE BLOCK, BLDG H, DPNs 28, 30, 32, 34 and 36, SOILS REPORT BY EXP ENGINEERING REQUIRED.	5	1,766,000
JEFF FUNG PULSE COMMUNITIES (RHYTHM I) INC.	3635 Southbridge Ave I	Erect-Townhouse - Condo ERECT 5 UNIT 2 STOREY TOWNHOUSE BLOCK, BLDG I, DPNs 37, 39, 41, 43 and 45, SOILS REPORT BY EXP ENGINEERING REQUIRED.	5	1,666,000
BOARDWALK REIT PROPERTIES BOARDWALK REIT PROPERTIES	364 Wharnccliffe Rd S	Alter Triplex ALTER INTERIOR FOR UPGRADES TO TRIPLEX	0	150,000
BOARDWALK REIT PROPERTIES BOARDWALK REIT PROPERTIES	403 Commissioners Rd W	Install-Apartment Building Removal of Diesel Generator and replace with Gas Generator. Fire Alarm Work included.		147,000
WASTELL DEVELOPMENTS INC. WASTELL DEVELOPMENTS INC.	435 Callaway Rd Q	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK Q - 4 UNITS DPN 19, 21, 23, 25	4	964,800
Carlon Properties Inc.	435 Callaway Rd Q	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK Q - 4 UNITS DPN 19, 21, 23, 25	4	964,800
Ae Builders Development Design Build Inc	446 Woodman Ave	Erect-Duplex ERECT NEW SDD WITH ADDITIONAL DWELLING UNIT, 2 STOREY, 5 BEDROOM, FINISHED BASEMENT, DECK INCLUDED, NO A/C, SB-12 A3, PLAN 443 LOT 10, HRV & DWHR REQUIRED	2	336,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	550 Pinetree Dr	Alter Schools Elementary, Kindergarten INTERIOR RENOVATION TO 4 WASHROOMS.	0	412,000
Cridon Investments Ltd	645 William St	Add Garage for Apartment Building REPAIR TO EXISTING PARKING AREA PLATFORM		500,000
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 13	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 4 BEDROOM, FINISHED BASEMENT, NO DECK, NO A/C, SB-12 A5, LOT 7 PLAN 33R, HRV & DWHR REQUIRED	1	359,000
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 15	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 1 BEDROOM, PARTIALLY FINISHED BASEMENT(BEDROOMS 3 AND 4), NO DECK, NO A/C, SB-12 A5, UNIT 8, HRV & DWHR REQUIRED	1	316,000
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 25	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 4 BEDROOM, PARTIALLY FINISHED BASEMENT, NO DECK, NO A/C, SB-12 A5, UNIT 13 DPN 25, HRV & DWHR REQUIRED	1	384,000

City of London - Building Division

Principal Permits Issued from July 1, 2021 to July 31, 2021

Owner	Project Location	Proposed Work	No. of Units	Construction Value
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 33	Erect-Townhouse - Cluster SDD ERCT NEW SDD TOWNHOUSE CLUSTER, 1 STOREY, 2 CAR GARAGE, 4 BEDROOMS, PARTIALLY FINISHED BASEMENT, NO DECK, NO A/C, SB12-A5, HRV & DWHR REQUIRED	1	344,500
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 49	Erect-Townhouse - Cluster SDD ERCT SDD TOWNHOUSE CLUSTER, 1 STOREY, 2 BEDROOMS, UNFINISHED BASEMENT, NO DECK, NO A/C, SB12-A5, HRV & DWHR REQUIRED	1	310,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	8 Mountsfield Dr	Alter Schools Elementary, Kindergarten Alter interior for HVAC and Washroom Upgrades	0	800,000
PROVINCE OF ONTARIO INFRASTRUCTURE PROVINCE OF ONTARIO MINISTER OF INFRASTRUCTURE	80 Dundas St	Alter Provincial Buildings FIRE PUMP REPLACEMENT	0	278,000
MEGBROOK HOLDINGS INC. MEGBROOK HOLDINGS INC.	815 Talbot St	Alter Duplex ALTER TO CONVERT BASEMENT INTO SECONDARY DWELLING UNIT. INTERIOR ALTERATION TO MAIN, 2ND AND 3RD FLOOR, ADDITION OF SUNROOM AND 3RD FLOOR DECK.	1	108,000
MEGBROOK HOLDINGS INC. MEGBROOK HOLDINGS INC.	841 Wellington Rd	Install-Retail Store INSTALL SITE SERVICES		1,000,000
	901 Riverside Dr	Add Duplex ADD - COVERED FRONT PORCH, CREATE WALKOUT FROM BASEMENT UNIT C/W EXTERIOR SUMP AND DRAIN, ALTER TO DUPLEX MAIN FLOOR AND BASEMENT,	1	150,000
CARLOS RAMIREZ YORK DEVELOPMENTS	944 Hamilton Rd	Erect-Restaurant ERCT A STARBUCKS RESTAURANT- REQUIRES A SEPARATE INTERIOR FIT UP PERMIT	0	358,000
CARLOS RAMIREZ YORK DEVELOPMENTS	944 Hamilton Rd	Alter Restaurant INTERIOR ALTERATION FOR TENANT FIT UP	0	358,000

Total Permits 45 Units 86 Value 27,233,700

** 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 July 1, 2021 to July 31, 2021

OWNER

COMMERCIAL INC. 2560533
ONTARIO INC. 2560533
ONTARIO INC. O/A STONEY
CREEK COMMERCIAL INC.
RAMIREZ CARLOS YORK
DEVELOPMENTS
Cassens Transport Ulc
HOLDINGS INC. MEGBROOK
MEGBROOK HOLDINGS INC.

Commercial Permits regardless of construction value