

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
September 2021

Date: November 1, 2021

Recommendation

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

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – September 2021

Permits Issued to the end of the month

As of September 2021, a total of 3,668 permits were issued, with a construction value of \$1.3 billion, representing 3,371 new dwelling units. Compared to the same period in 2020, this represents a 23.2% increase in the number of building permits, with a 25.2% increase in construction value and an 37.2% increase in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of September 2021, the number of building permits issued for the construction of single and semi-detached dwellings is 844, representing an 27.5% increase over the same period in 2020.

Number of Applications in Process

As of the end of September 2021, 1,224 applications are in process, representing approximately \$771 million in construction value and an additional 1,293 dwelling units compared with 928 applications, with a construction value of \$646 million and an additional 1,352 dwelling units in the same period in 2020.

Rate of Application Submission

Applications received in September 2021 averaged to 21.2 applications per business day, for a total of 445 applications. Of the applications submitted 81 were for the construction of single detached dwellings and 50 townhouse units.

Permits issued for the month

In September 2021, 397 permits were issued for 411 new dwelling units, totalling a construction value of \$166.1 million.

Inspections – Building

A total of 2,585 inspection requests were received with 2,637 inspections being conducted.

In addition, 22 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 2,585 inspections requested, 97% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 794 inspection requests were received, with 675 inspections being conducted.

An additional 98 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 794 inspections requested, 97% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 1,257 inspection requests were received with 1,585 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 1,257 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2019 Permit Data

To the end of September, a total of 3,563 permits were issued, with a construction value of \$1.05 billion, representing 1,963 new dwelling units. The number of single/semi detached dwelling units was 514.

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

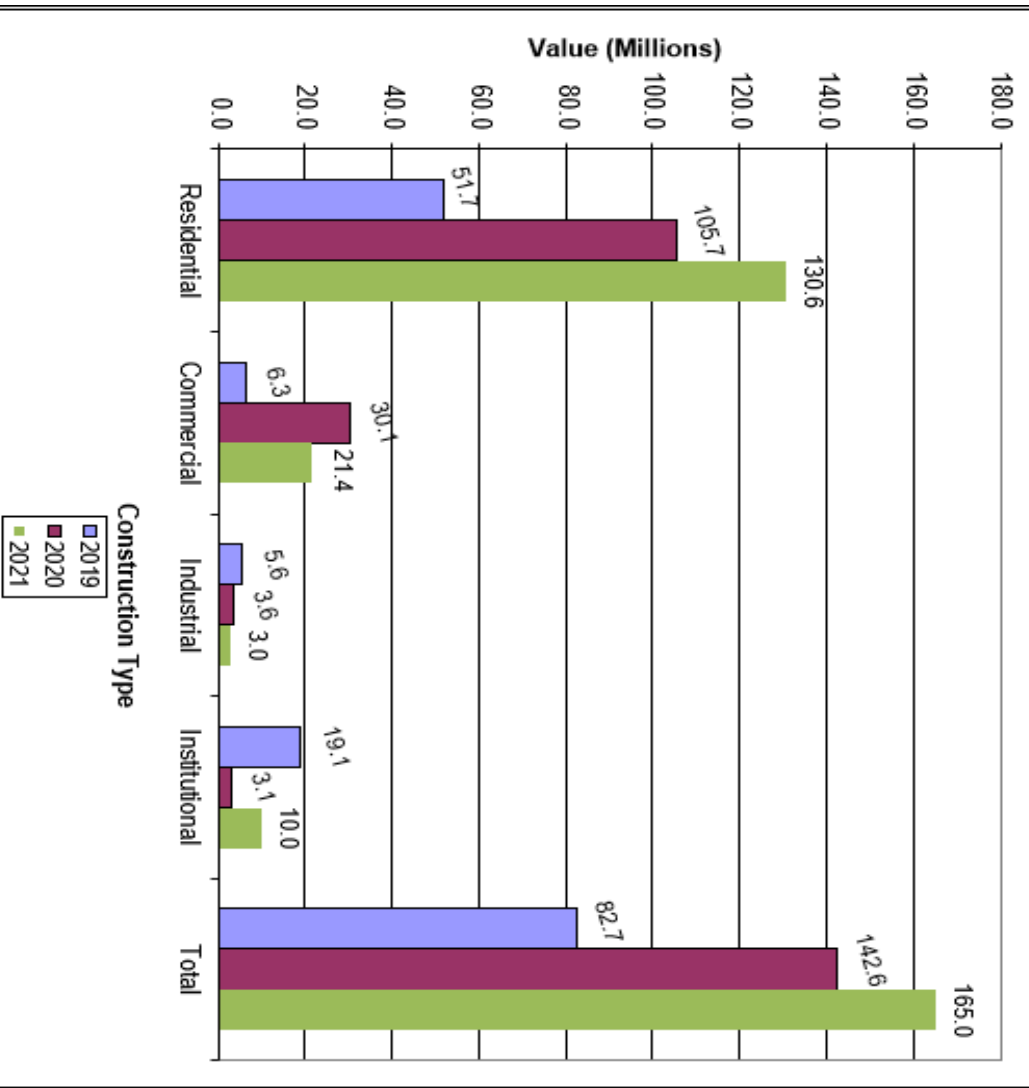
APPENDIX "A"

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

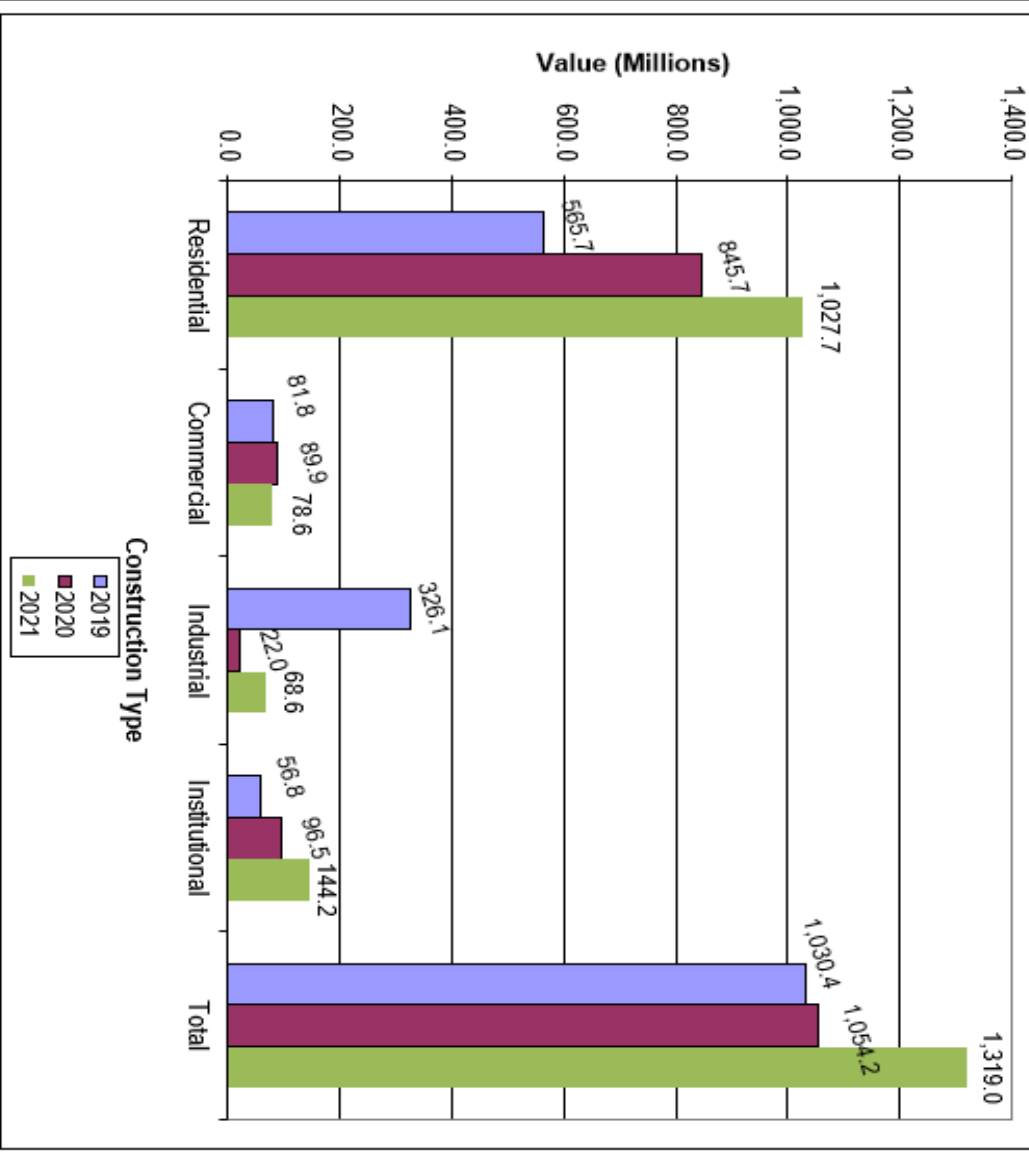
CLASSIFICATION	September 2021			to the end of September 2021			September 2020			to the end of September 2020			September 2019			to the end of September 2019		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	63	26,251,000	0	843	382,987,550	843	112	46,697,350	112	658	278,888,354	658	62	24,838,835	62	508	215,644,431	508
SEMI DETACHED DWELLINGS	0	0	69	1	223,500	1	1	669,000	2	2	1,023,000	4	3	884,400	6	3	884,400	6
TOWNHOUSES	17	20,110,900	286	179	169,649,900	675	17	21,226,500	75	97	93,520,185	341	20	20,297,380	98	125	112,411,610	516
DUPLEX, TRIPLEX, QUAD, APT BLDG	3	77,775,500	13	14	411,371,500	1,751	2	30,000,000	104	12	430,878,800	1,414	1	639,000	4	18	192,486,852	875
RESALTER & ADDITIONS	174	6,437,830	0	1,423	63,455,427	101	191	7,118,000	9	1,087	41,414,009	40	146	5,036,160	3	1,425	44,287,817	56
COMMERCIAL - ERECT	1	95,000	0	22	11,519,400	0	0	0	0	9	7,160,300	0	3	2,264,330	0	14	20,662,080	0
COMMERCIAL - ADDITION	1	3,171,500	0	6	3,626,500	0	1	5,000	0	3	796,800	0	3	927,000	0	15	9,554,000	0
COMMERCIAL - OTHER	33	18,158,011	0	267	63,419,315	0	44	30,126,500	0	279	81,939,327	0	33	3,111,000	0	397	51,560,410	2
INDUSTRIAL - ERECT	0	0	0	12	45,227,409	0	1	100,000	0	5	8,286,700	0	3	3,986,000	0	11	312,766,000	0
INDUSTRIAL - ADDITION	1	3,000,000	0	6	6,386,560	0	0	0	0	4	7,918,800	0	3	1,064,100	0	8	6,313,100	0
INDUSTRIAL - OTHER	0	0	0	24	16,961,980	0	7	3,536,500	0	32	5,814,407	0	5	578,800	0	61	7,047,320	0
INSTITUTIONAL - ERECT	0	0	0	1	12,000,000	0	0	0	0	3	32,825,000	0	1	17,640,000	0	2	27,456,800	0
INSTITUTIONAL - ADDITION	0	0	0	6	47,273,386	0	0	0	0	8	15,178,000	0	1	180,000	0	7	5,333,800	0
INSTITUTIONAL - OTHER	9	10,042,500	0	108	84,987,450	0	14	3,083,000	0	132	48,539,001	0	7	1,245,000	0	151	23,988,980	0
AGRICULTURE	0	0	0	2	350,000	0	0	0	0	1	100,000	0	1	60,000	0	6	15,700,000	0
SWIMMING POOL FENCES	30	1,037,018	0	337	9,716,158	0	39	1,042,321	0	317	7,766,891	0	22	454,600	0	193	4,139,267	0
ADMINISTRATIVE	18	34,000	0	82	290,000	0	7	6,000	0	41	106,000	0	12	13,000	0	124	320,000	0
DEMOLITION	3	0	0	60	0	41	5	0	4	57	0	43	10	0	4	71	0	39
SIGN/CANOPY - CITY PROPERTY	0	0	0	8	0	0	0	0	0	2	0	0	1	0	0	27	0	0
SIGN/CANOPY - PRIVATE PROPERTY	44	0	0	267	0	0	37	0	0	228	0	0	51	0	0	397	0	0
TOTALS	397	166,113,239	348	3,688	1,329,356,034	3,371	478	143,610,171	302	2,977	1,062,155,574	2,457	388	83,219,605	173	3,563	1,050,556,847	1,963

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 September



Construction Value of Building Permits January to September



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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
TYLER EMEL 2283500 Ontario Inc o/a Urban Signature Homes	1031 Upperpoint Ave E	Erect-Street Townhouse - Condo ERECT 2 STOREY, 6 UNIT, STREET TOWNHOUSE BLOCK, BLDG E, DPNs 1029, 1027, 1025, 1023, 1021, 1019, SOILS REPORT BY EXP ENGINEERING REQUIRED.	6	1,500,000
ST PETER'S SEMINARY ST PETER'S SEMINARY	1040 Waterloo St	Alter Clubs, Recreational Facilities INSTIT - INTERIOR RENOVATIONS FOR ST. PETERS SEMINARY - PHASE 2B FRR/FP0	0	2,500,000
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrace Dr 18	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 5 BEDROOMS, REAR COVERED DECK, NO A/C, SB-12 ENERGY STAR, UNIT 22 MWLCP NO. 958 DPN 18, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	444,000
The Board of of Western Ontario The Board Of Governors The University Of Western Ontario	1151 Richmond St	Alter University Install new chiller and 5 backflow preventors, FRR	0	2,000,000
CANADIAN COMMERCIAL (SHERWOOD FOREST) INC.	1225 Wonderland Rd N	Alter Office Complex (Retail/Office) INTERIOR ALTERATIONS TO SPLIT EXISTING SUITE TO TWO SUITES. Submit sprinkler system shop drawings for City review prior to 'Full' permit, as noted on Mech plans (resolved Aug. 16-2021 as no design is proposed on sprinkler sys.)	0	120,000
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES	1820 Canvas Way 2	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTERED SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, NO DECK, A/C NOT INCLUDED, SB-12 A1, LOT 63, MWLCP 927 LEVEL 1 UNIT 63 HRV & DWHR REQUIRED	1	314,000
YORK DEVELOPMENTS YORK DEVELOPMENTS	1876 Oxford St W	Alter Hairdressing Shop ALTER FOR BARBERSHOP *****A CITY OF LONDON BUSSINESS LICENSE IS REQUIRED*****	0	150,000
The Ironstone Building Company Inc	234 Edgewaylley Rd H	Erect-Street Townhouse - Condo ERECT 3 STOREY, 6 UNIT TOWNHOUSE BLDG H, DPNs 274, 276, 278, 280, 282, 284, A/C INCLUDED, SOILS REPORT REQUIRED	6	1,374,800
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	234 Edgewaylley Rd I	Erect-Street Townhouse - Condo ERECT 3 STOREY 6 UNIT TOWNHOUSE, BLDG I, DPNs 262, 264, 266, 268, 270, 272, SOILS REPORT REQUIRED	6	1,377,600
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	234 Edgewaylley Rd J	Erect-Street Townhouse - Condo ERECT 3 STOREY 7 UNIT TOWNHOUSE, BLDG J, DPNs 248, 250, 252, 254, 256, 258, 260, A/C INCLUDED, SOILS REPORT REQUIRED	7	2,450,000
The Ironstone Building Company Inc	234 Edgewaylley Rd K	Erect-Street Townhouse - Condo ERECT 3 STOREY, 6 UNIT TOWNHOUSE, BLDG K, DPNs 236, 238, 240, 242, 244, A/C INCLUDED, SOILS REPORT REQUIRED	6	1,377,600

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SIFTON PROPERTIES LIMITED SIFTON PROPERTIES LIMITED	2401 Moe Norman Way	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, UNFINISHED BASEMENT, 2 BEDROOMS, SB-12 HOT 2000, PART OF BLOCK 6, PART 20 33R-18937, HRV & DWHR REQUIRED	1	356,000
FOXHOLLOW KENT DEVELOPMENTS INC.	2700 Buroak Dr E	Erect-Street Townhouse - Condo ERECT 5 UNIT TOWNHOUSE BLOCK E, DPNs 2350, 2354, 2358, 2362, 2366	5	721,700
FOXHOLLOW KENT DEVELOPMENTS INC.	2700 Buroak Dr F	Erect-Street Townhouse - Condo ERECT 4 UNIT TOWNHOUSE BLOCK F DPNs 2334, 2338, 2342, 2346	4	756,300
FOXHOLLOW KENT DEVELOPMENTS INC.	2700 Buroak Dr G	Erect-Street Townhouse - Condo ERECT 6 UNIT TOWNHOUSE BLOCK G DPNs 2704, 2708, 2712, 2716, 2720 & 2724	6	1,800,000
FOXHOLLOW KENT DEVELOPMENTS INC.	2700 Buroak Dr M	Erect-Street Townhouse - Condo ERECT 4 UNIT TOWNHOUSE BLOCK - BLOCK M DPNs 2686, 2690, 2694, 2698	4	756,900
FOXHOLLOW NORTH KENT DEVELOPMENTS INC.	335 Kennington Way D	Erect-Street Townhouse - Condo ERECT STREET TOWNHOUSE BLOCK, BLDG D, 6 UNITS, DPN 319, 321, 323, 325, 327, 325 SOILS REPORT REQUIRED.	6	1,828,000
GREG BROPHEY PROSPERITY HOMES LIMITED	3374 David Milne Way B	Erect-Street Townhouse - Condo ERECT 3 STOREY, 4 UNIT TOWNHOUSE BLOCK B, DPNs 3366, 3368, 3370, 3372, SOILS REPORT BY LDS ENGINEERING REQUIRED.	4	2,200,000
MILLSTONE INC. MILLSTONE HOMES INC.	340 Clarke Rd	Alter Retail Store TENANT FIT UP FOR CANNABIS RETAIL STORE CANNABIS USES ARE SUBJECT TO ALL APPLICABLE FEDERAL, PROVINCIAL AND MUNICIPAL LAWS. HEALTH CANADA MAY HAVE SEVERAL REQUIREMENTS THAT MUST BE MET BEFORE AN ESTABLISHMENT OF THIS NATURE CAN BEGIN OPERATION.	0	150,000
THOR RICHARDSON CALLOWAY REAL ESTATE INVESTMENT TRUST INC.	4224 Lisner Lane A	Erect-Street Townhouse - Condo ERECT 3 STOREY 4 UNIT TOWNHOUSE BLOCK, BLDG A, DPNs 4218, 4222, 4226, 4230, SOILS REPORT BY LDS ENGINEERING REQUIRED.	4	2,200,000
MILLSTONE INC. MILLSTONE HOMES INC.	45 Glenwood Ave	Erect-Duplex ERECT NEW SFD, 2 UNITS, 1 STOREY, 1 CAR, 5 BED, FINISHED BASEMENT, W/ DECK, W/ A/C, SB12 A1, DEMO REBUILD, HRV AND DWHR REQUIRED	2	319,500
SCOTT'S TRUSTEE CORP	450 Wharncliffe Rd S	Alter Retail Store Interior alter for landlord prep work of existing retail unit. Separate permit required for tenant finish work.	0	150,000
SKYLINE RETAIL REAL ESTATE HOLDINGS INC.	509 Commissioners Rd W	Alter Restaurant INTERIOR ALTER FOR BURRITO GUIYZ, FRR	0	125,000
SKYLINE RETAIL REAL ESTATE HOLDINGS INC.				

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
772866 Ontario Limited C/O Larlyn Property Mgmt	528 Oxford St W	Alter Restaurant INTERIOR FIT UP FOR A2 RESTAURANT. (PUCCI BROS PIZZA). Before 'Full' permit phase, submit shop drawings for fire suppression equipment.... Include the actual cooking appliances involved for review purposes (resolved: docs reviewed on July 16/21).	0	265,000
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 27	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOM, UNFINISHED BASEMENT, NO DECK, NO A/C, SB-12 A5, 39CD-19511 Lot 14, HRV & DWHR REQUIRED	1	326,000
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 45	Erect-Townhouse - Cluster SDD ERECT SDD TOWNHOUSE CLUSTER - 1 STOREY, 2 CAR GARAGE, 2 BEDROOMS, UNFINISHED BASEMENT, NO DECK, NO A/C, SB12-A5, HRV&DWHR REQUIRED	1	328,000
Tim See McDougall Energy Inc - 1188165 ONTARIO LTD.	7340 Colonel Talbot Rd	Install-Service Stations ADD NEW CANOPIES		130,000
CARLOS RAMIREZ YORK DEVELOPMENTS	944 Hamilton Rd	Alter Restaurant INTERIOR FIT UP	0	250,000
		Total Permits 28	Units 71	Value 26,270,400

** 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

OWNER
SQUARE INC HYDE PARK
HYDE PARK SQUARE INC
DEVELOPMENTS YORK YORK DEVELOPMENTS
2242907 Ontario Inc
OF LONDON CORPORATION OF CORPORATION OF THE CITY OF LONDON