

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
August 2021

Date: November 1, 2021

Recommendation

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

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – August 2021

Permits Issued to the end of the month

As of August 2021, a total of 3,271 permits were issued, with a construction value of \$1.16 billion, representing 2,960 new dwelling units. Compared to the same period in 2020, this represents a 31.0% increase in the number of building permits, with a 26.6% increase in construction value and an 37.4% increase in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of August 2021, the number of building permits issued for the construction of single and semi-detached dwellings is 781, representing an 42.8% increase over the same period in 2020.

Number of Applications in Process

As of the end of August 2021, 1,121 applications are in process, representing approximately \$770 million in construction value and an additional 1,314 dwelling units compared with 1,096 applications, with a construction value of \$672 million and an additional 1,568 dwelling units in the same period in 2020.

Rate of Application Submission

Applications received in August 2021 averaged to 19.7 applications per business day, for a total of 413 applications. Of the applications submitted 55 were for the construction of single detached dwellings and 13 townhouse units.

Permits issued for the month

In August 2021, 409 permits were issued for 264 new dwelling units, totalling a construction value of \$130.5 million.

Inspections – Building

A total of 2,999 inspection requests were received with 3,081 inspections being conducted.

In addition, 15 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 2,999 inspections requested, 96% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 1,042 inspection requests were received, with 711 inspections being conducted.

An additional 74 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 1,042 inspections requested, 96% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 1,471 inspection requests were received with 1,581 inspections being conducted related to building permit activity.

An additional 13 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,471 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2019 Permit Data

To the end of August 2019, a total of 3,175 permits were issued, with a construction value of \$967.3 Million, representing 1,825 new dwelling units. The number of single/semi detached dwelling units was 446.

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

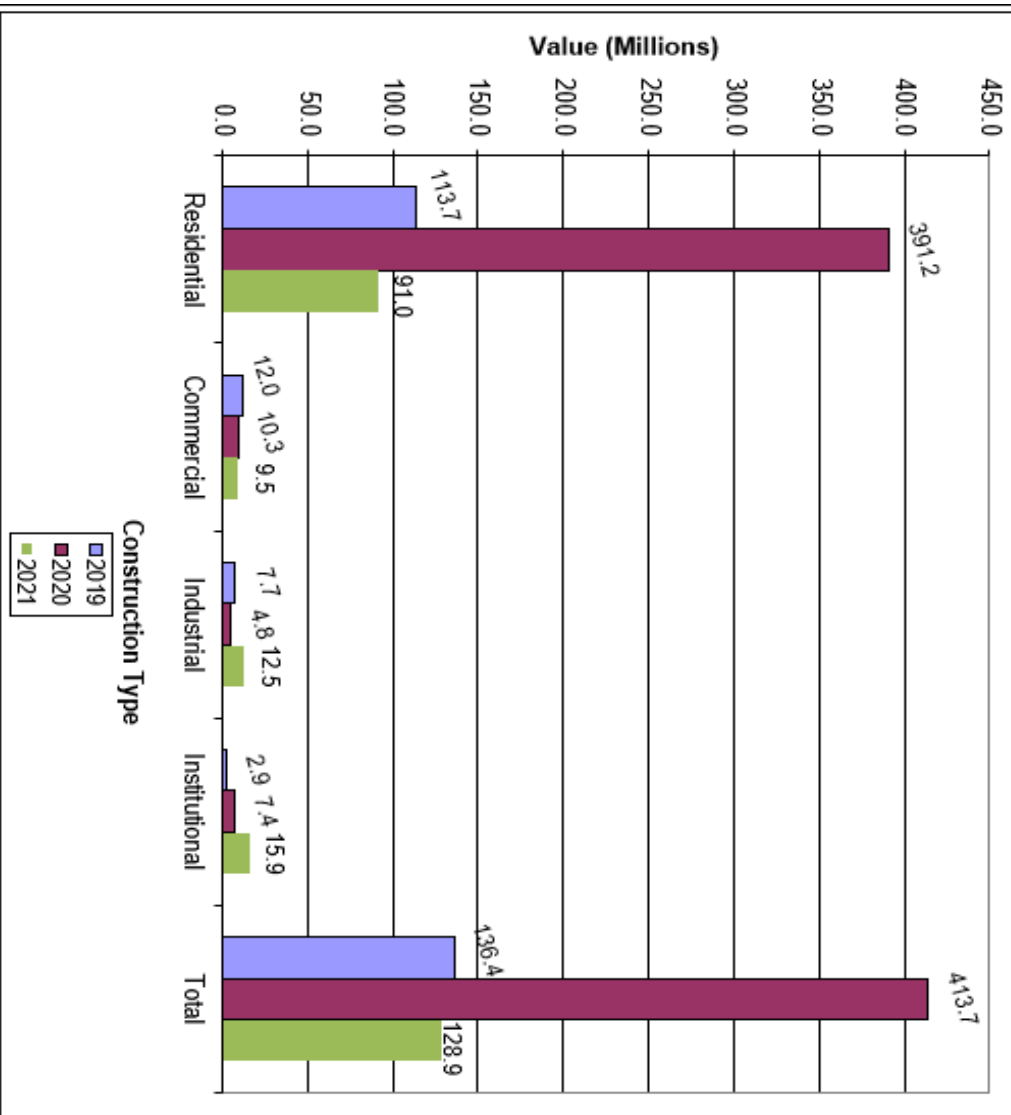
APPENDIX "A"

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

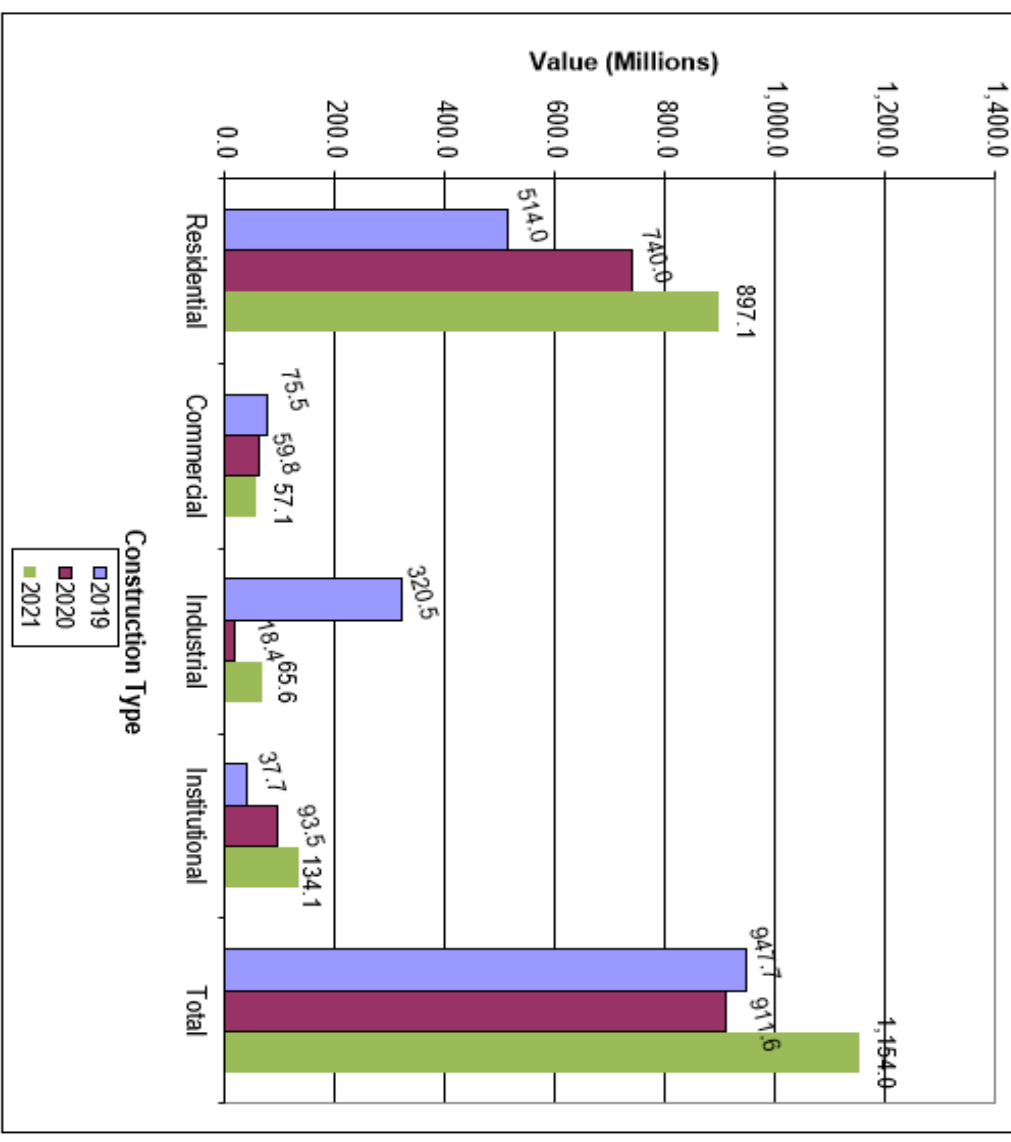
CLASSIFICATION	August 2021			to the end of August 2021			August 2020			to the end of August 2020			August 2019			to the end of August 2019		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	70	34,137,150	70	780	356,736,550	780	64	28,730,500	64	545	232,191,004	545	61	28,676,520	61	446	190,805,596	446
SEMI DETACHED DWELLINGS	0	0	0	1	223,500	1	0	0	0	1	354,000	2	0	0	0	0	0	0
TOWNHOUSES	14	15,291,300	56	162	149,539,000	606	7	7,150,200	24	80	72,293,685	266	14	14,780,360	54	105	92,114,230	418
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	36,000,000	124	11	333,596,000	1,485	4	351,000,000	1,086	10	400,878,800	1,310	2	64,758,000	283	17	191,847,852	871
RESALTER & ADDITIONS	165	5,596,716	14	1,249	57,017,596	88	155	4,302,493	8	896	34,296,009	31	163	5,526,295	6	1,279	39,251,657	53
COMMERCIAL - ERECT	0	0	0	21	11,424,400	0	1	2,500,000	0	9	7,160,300	0	1	3,100,000	0	11	18,397,750	0
COMMERCIAL - ADDITION	1	55,000	0	5	455,000	0	0	0	0	2	791,800	0	1	8,000	0	12	8,627,000	0
COMMERCIAL - OTHER	34	9,423,200	0	234	45,261,304	0	29	7,806,692	0	235	51,612,927	0	46	8,889,330	2	364	48,449,410	2
INDUSTRIAL - ERECT	5	12,349,909	0	12	45,227,409	0	2	4,750,000	0	4	8,186,700	0	2	6,400,000	0	8	308,780,000	0
INDUSTRIAL - ADDITION	0	0	0	5	3,386,560	0	0	0	0	4	7,918,800	0	0	0	0	5	5,249,000	0
INDUSTRIAL - OTHER	3	142,000	0	24	16,961,980	0	2	5,300	0	25	2,277,907	0	8	1,329,200	0	56	6,468,520	0
INSTITUTIONAL - ERECT	0	0	0	1	12,000,000	0	0	0	0	3	32,825,000	0	0	0	0	1	9,816,800	0
INSTITUTIONAL - ADDITION	1	660,000	0	6	47,273,386	0	0	0	0	8	15,178,000	0	2	252,000	0	6	5,153,800	0
INSTITUTIONAL - OTHER	15	15,227,800	0	99	74,854,950	0	20	7,408,000	0	118	45,456,001	0	20	2,641,000	0	144	22,743,960	0
AGRICULTURE	1	200,000	0	2	350,000	0	0	0	0	1	100,000	0	0	0	0	5	15,640,000	0
SWIMMING POOL FENCES	44	1,416,400	0	307	8,679,140	0	58	1,637,071	0	278	6,724,570	0	24	512,050	0	171	3,684,667	0
ADMINISTRATIVE	5	12,000	0	64	256,000	0	8	5,000	0	34	100,000	0	19	52,000	0	112	307,000	0
DEMOLITION	11	0	6	57	0	41	12	0	11	52	0	39	9	0	7	61	0	35
SIGN/CANOPY - CITY PROPERTY	1	0	0	8	0	0	0	0	0	2	0	0	2	0	0	26	0	0
SIGN/CANOPY - PRIVATE PROPERTY	38	0	0	223	0	0	18	0	0	191	0	0	23	0	0	346	0	0
TOTALS	409	130,511,475	264	3,271	1,163,242,774	2,960	380	415,295,256	1,182	2,498	918,545,403	2,154	397	136,924,755	413	3,175	967,337,242	1,825

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 August



Construction Value of Building Permits January to August



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

Owner	Project Location	Proposed Work	Construction	
			No. of Units	Value
1803299 ONTARIO INC 1803299 ONTARIO INC	100 Kellogg Lane	Alter Restaurant <= 30 People INTERIOR ALTER FOR STARBUCKS	0	200,000
The Board of Western Ontario The Board Of Governors The University Of Western Ontario	1151 Richmond St	Alter University Chiller replacement for Dental Science. FRR	0	652,800
The Board of Western Ontario The Board Of Governors The University Of Western Ontario	1151 Richmond St	Alter University Interior alteration for 7th floor - Social Sciences, 7300 block, FRR	0	900,000
YORK DEVELOPMENTS YORK DEVELOPMENTS	135 Villagewalk Blvd	Install-Retail Store INSTALL SITE SERVICES		831,200
6141935 Canada Ltd	1682 Dundas St	Alter Restaurant INTERIOR ALTERATION OF THE EXISTING RESTAURANT	0	125,000
The Ridge At Byron Inc	1710 Ironwood Rd 51	Erect-Townhouse - Cluster SDD ERRECT SDD TOWNHOUSE CLUSTER, 1 STOREY, 2 CAR GARAGE, 4 BEDROOM, FINISHED BASEMENT, W/ DECK, NO A/C, SB-12 A5, LOT 37, MCC903 , HRV & DWMHR REQUIRED	1	471,000
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES	1820 Canvas Way 33	Erect-Townhouse - Cluster SDD ERRECT NEW CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, NO DECK, NO A/C, SB-12 A1, MWLCP 927 LEVEL 1 UNIT 34, HRV & DWMHR REQUIRED	1	358,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1879 Sandy Somerville Lane	Erect-Townhouse - Cluster SDD TOWNHOUSE CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOM, UNFINISHED BASEMENT, COVERED DECK, NO A/C, SB-12 A3, PART OF BLOCK 1, 33W-758, HRV & DWMHR REQUIRED, SOILS REPORT REQUIRED	1	368,000
Enbridge Gas Inc	2023 Wickerson Rd	Erect-Power Plants Erect natural gas regulator building #2	0	326,454
Enbridge Gas Inc	2023 Wickerson Rd	Erect-Power Plants Erect Natural Gas Boiler Building.	0	1,020,000
Enbridge Gas Inc	2023 Wickerson Rd	Erect-Power Plants Erect natural gas regulator building #1.	0	326,455
1413075 Ontario Inc	219 Oxford St W	Alter Offices SUITE 302 - INTERIOR RENOVATIONS FOR OFFICES	0	164,400
Rembrandt Developments (Fanshawe) Inc	2261 Linkway Blvd G	Erect-Townhouse - Condo ERRECT 2 STOREY, 5 UNIT TOWNHOUSE, BLDG G, DPNS 14, 16, 18, 20, 22, SOILS REPORT BY EXP ENGINEERING REQUIRED.	5	1,330,000
Rembrandt Developments (Fanshawe) Inc	2261 Linkway Blvd H	Erect-Townhouse - Condo ERRECT 2 STOREY, 5 UNIT TOWNHOUSE, BLDG H, DPNS 24, 26, 28, 30, 32, 34, SOILS REPORT BY EXP ENGINEERING REQUIRED.	6	1,058,000
Rembrandt Developments (Fanshawe) Inc	2261 Linkway Blvd I	Erect-Townhouse - Condo ERRECT 2 STOREY, 7 UNIT TOWNHOUSE, BLOCK I, DPNS 36, 38, 40, 42, 44, 46, 48, SOILS REPORT BY EXP ENGINEERING REQUIRED.	7	1,400,000

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Thames Valley District School Board	2435 Buroak Dr	Install-Schools Elementary, Kindergarten INSTALL - SIR ARTHUR CURRIE PUBLIC SCHOOL - INSTALL 6 PORTABLES ON SITE PLAN		500,000
FOXHOLLOW KENT DEVELOPMENTS INC.	2650 Buroak Dr G	Erect-Townhouse - Condo RT - ERECT - NEW TOWNHOUSE CONDO BLOCK G, 5 UNITS	5	1,500,000
FOXHOLLOW KENT DEVELOPMENTS INC.	2650 Buroak Dr J	Erect-Townhouse - Condo RT - ERECT - NEW TOWNHOUSE CONDO BLOCK J, 3 UNITS	3	900,000
FOXHOLLOW KENT DEVELOPMENTS INC.	2650 Buroak Dr K	Erect-Townhouse - Condo RT - ERECT - NEW TOWNHOUSE CONDO BLOCK K, 3 UNITS	3	900,000
FOXHOLLOW KENT DEVELOPMENTS INC.	2650 Buroak Dr L	Erect-Townhouse - Condo RT - ERECT - NEW TOWNHOUSE CONDO BLOCK L, 6 UNITS	6	1,800,000
FOXHOLLOW KENT DEVELOPMENTS INC.	2650 Buroak Dr M	Erect-Townhouse - Condo RT - ERECT - NEW TOWNHOUSE CONDO BLOCK M, 5 UNITS	5	1,500,000
Wmji (Lcc) Holdings Inc	275 Dundas St	Alter Offices INTERIOR ALTER FOR OFFICE, FRR/FPO	0	200,000
SIFTON PROPERTIES LIMITED	2835 Sheffield Pl 32	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 5 BEDROOM, FINISHED BASEMENT, NO DECK, NO A/C, MWLCP LEVEL 1 UNIT 16 SB-12 A1 ,HRV & DWHR REQUIRED	1	447,500
AI ALLENDORF GREENGATE VILLAGE LTD	3175 Turner Cres	Erect-Townhouse - Condo ERECT 2 STOREY , 8 UNIT TOWNHOUSE, BLOCK 48	8	2,456,000
JEFF FUNG PULSE COMMUNITIES (RHYTHM I) INC.	3635 Southbridge Ave J	Erect-Townhouse - Condo ERECT 4 UNIT 2 STOREY TOWNHOUSE BLOCK, BLDG J, DPMS 47, 49, 51 and 53, SOILS REPORT BY EXP ENGINEERING REQUIRED.	4	802,800
Wmji (Lcc) Holdings Inc	380 Wellington St	Install-Offices		500,000
	517 Palmtree Ave	Alter Duplex ALTER TO CREATE SECONDARY DWELLING UNIT IN BASEMENT AND RECONFIGURE MAIN FLOOR ADDING CONVERTING EXISTING BEDROOM INTO NEW POWDER ROOM AND CLOSETS	1	292,000
2740055 Ontario Inc	5435 White Oak Rd	Add Farm Workshop ADD BARN FOR FARM EQUIPMENT	0	200,000
Bell Canada	725 Colborne St	Alter Offices INTERIOR RENOVATION TO 1, 2 AND 3RD FLOOR - DEMOLITION PLAN FOR THIS PERMIT ONLY. SEPARATE PERMIT REQUIRED FOR INTERIOR FIT UP	0	4,800,000
University Of Western C/O Property Manager	800 Collip Cir	Alter University Interior alteration for NRC-IMTI, FRR/FPO	0	350,000



London
ONTARIO

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
BATE REAL ESTATE CORP.	879 Wellington Rd	Alter Restaurant Alter for demising wall, separate fit out permit required for proposed restaurant	0	150,000
CITY LONDON C/O WESTERN FAIR ASSOCIATION	900 King St	Alter Convention Centre/Exhibition Hall Infill of existing basement and pour of a new slab on grade	0	200,000

Total Permits 32 Units 57 Value 27,029,609

** 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
1025382 ONTARIO LTD.
1025382 ONTARIO LTD.

Commercial Permits regardless of construction value