

## 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  
October, 2021

**Date:** December 13, 2021

## Recommendation

That the report dated December 13, 2021 entitled “Building Division Monthly Report October 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 October 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 October 2021. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity for the Month of October 2021”, as well as respective “Principle Permits Reports”.

### 2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – October 2021

#### Permits Issued to the end of the month

As of October 2021, a total of 4,035 permits were issued, with a construction value of \$1.4 billion, representing 3,529 new dwelling units. Compared to the same period in 2020, this represents a 19.7% increase in the number of building permits, with a 19.6% increase in construction value and an 27.3% increase in the number of dwelling units constructed.

### Total permits to construct New Single and Semi-Dwelling Units

As of the end of October 2021, the number of building permits issued for the construction of single and semi-detached dwellings is 916, representing an 20.5% increase over the same period in 2020.

### Number of Applications in Process

As of the end of October 2021, 1,276 applications are in process, representing approximately \$780 million in construction value and an additional 1,466 dwelling units compared with 972 applications, with a construction value of \$624 million and an additional 1,256 dwelling units in the same period in 2020.

### Rate of Application Submission

Applications received in October 2021 averaged to 22 applications per business day, for a total of 440 applications. Of the applications submitted 58 were for the construction of single detached dwellings and 53 townhouse units.

### Permits issued for the month

In October 2021, 367 permits were issued for 158 new dwelling units, totalling a construction value of \$74.5 million.

### Inspections – Building

A total of 2,957 inspection requests were received with 2,737 inspections being conducted.

In addition, 10 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 2,957 inspections requested, 91% were conducted within the provincially mandated 48 hour period.

### Inspections - Code Compliance

A total of 834 inspection requests were received, with 704 inspections being conducted.

An additional 136 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 834 inspections requested, 91% were conducted within the provincially mandated 48 hour period.

### Inspections - Plumbing

A total of 1,448 inspection requests were received with 1,685 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 1,448 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

## **2019 Permit Data**

To the end of October, a total of 3,932 Permits were issued, with a construction value of \$1.19 billion, representing 2,111 new dwelling units. The number of single/semi detached dwelling units was 570.

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

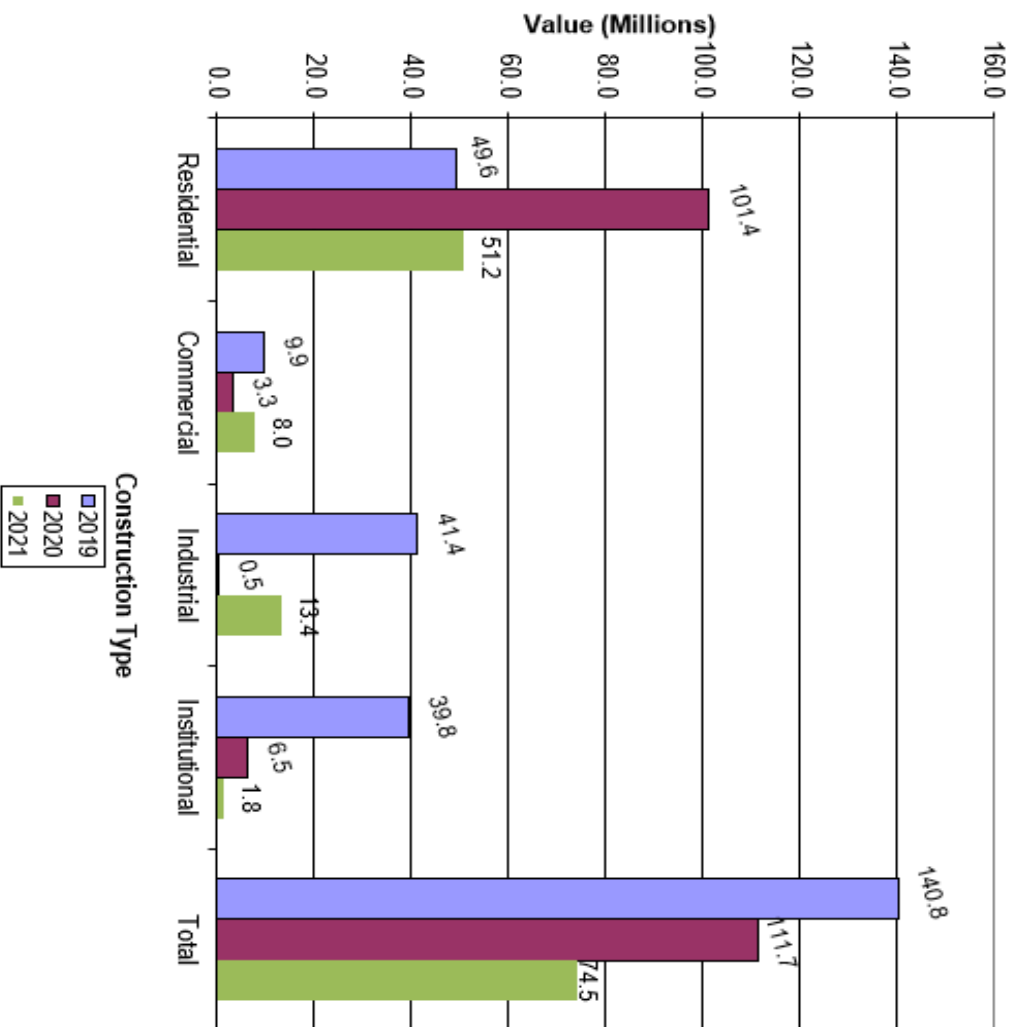
**APPENDIX "A"**

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

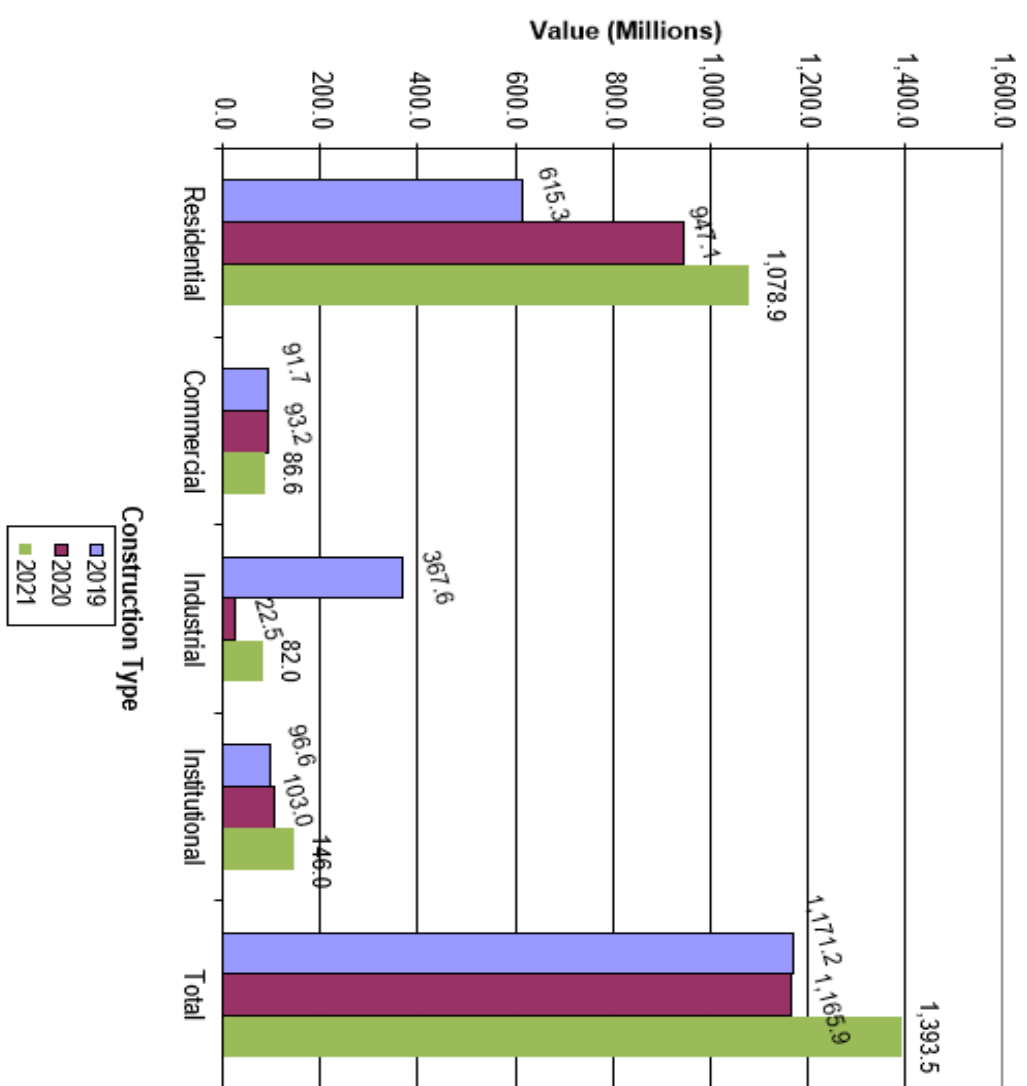
CLASSIFICATION	October 2021			to the end of October 2021			October 2020			to the end of October 2020			October 2019			to the end of October 2019		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	71	31,069,000	71	914	414,056,550	914	98	42,392,100	98	756	321,280,454	756	55	22,933,225	55	564	238,577,565	564
SEMI DETACHED DWELLINGS	1	526,000	1	2	749,500	2	0	0	0	2	1,023,000	4	0	0	0	3	884,400	6
TOWNHOUSES	14	15,022,300	73	193	184,672,200	748	22	22,359,800	97	119	115,879,985	438	21	21,781,520	90	146	134,193,130	606
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	14	411,371,500	1,751	1	29,596,000	116	13	480,464,800	1,530	0	0	0	18	192,486,652	875
RE-SALTER & ADDITIONS	154	4,575,225	13	1,577	68,030,652	114	156	7,028,754	5	1,243	48,442,763	45	161	4,916,980	2	1,586	49,204,797	58
COMMERCIAL -ERECT	2	1,955,000	0	24	13,474,400	0	0	0	0	9	7,160,300	0	1	320,000	0	15	20,982,080	0
COMMERCIAL - ADDITION	0	0	0	6	3,626,500	0	1	1,396,000	0	4	2,182,800	0	0	0	0	15	9,554,000	0
COMMERCIAL - OTHER	32	6,094,900	0	299	69,514,215	0	24	1,953,842	0	303	83,993,169	0	42	9,609,793	0	439	61,170,203	2
INDUSTRIAL -ERECT	2	1,115,000	0	14	46,342,409	0	1	366,700	0	6	8,653,400	0	1	6,000,000	0	12	318,766,000	0
INDUSTRIAL - ADDITION	1	10,500,000	0	7	16,886,560	0	1	12,500	0	5	7,931,300	0	2	35,390,000	0	10	41,703,100	0
INDUSTRIAL - OTHER	7	1,820,500	0	31	18,782,480	0	3	101,000	0	35	5,915,407	0	3	43,000	0	64	7,090,320	0
INSTITUTIONAL -ERECT	0	0	0	1	12,000,000	0	1	30,000	0	4	32,855,000	0	0	0	0	2	27,456,800	0
INSTITUTIONAL - ADDITION	0	0	0	6	47,273,386	0	0	0	0	8	15,178,000	0	2	33,900,000	0	9	39,233,600	0
INSTITUTIONAL - OTHER	8	1,829,500	0	116	86,728,950	0	13	6,458,000	0	145	54,997,001	0	16	5,902,000	0	167	29,890,960	0
AGRICULTURE	2	207,000	0	4	557,000	0	1	162,000	0	2	262,000	0	0	0	0	6	15,700,000	0
SWIMMING POOL FENCES	18	737,138	0	355	10,453,296	0	23	788,400	0	340	8,555,291	0	12	263,000	0	205	4,402,267	0
ADMINISTRATIVE	5	8,000	0	87	298,000	0	4	3,000	0	45	109,000	0	13	29,000	0	137	349,000	0
DEMOLITION	7	0	4	67	0	45	8	0	1	65	0	44	7	0	7	78	0	46
SIGN/CANOPY - CITY PROPERTY	0	0	0	8	0	0	3	0	0	5	0	0	1	0	0	28	0	0
SIGN/CANOPY - PRIVATE PROPERTY	43	0	0	310	0	0	33	0	0	261	0	0	31	0	0	428	0	0
<b>TOTALS</b>	<b>367</b>	<b>75,459,563</b>	<b>158</b>	<b>4,035</b>	<b>1,404,815,597</b>	<b>3,529</b>	<b>393</b>	<b>112,628,096</b>	<b>316</b>	<b>3,370</b>	<b>1,174,783,670</b>	<b>2,773</b>	<b>388</b>	<b>141,088,518</b>	<b>154</b>	<b>3,932</b>	<b>1,191,645,274</b>	<b>2,157</b>

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 October



### Construction Value of Building Permits January to October



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

Owner	Project Location	Proposed Work	Construction	
			No. of Units	Value
The Board of Western Ontario The Board of Governors The University Of Western Ontario	1151 Richmond St	Alter University Alter Interior UCC 256, FRR/FPO	0	365,000
2415121 ONTARIO LTD 2415121 ONTARIO LIMITED	1215 Fanshawe Park Rd W	Alter Medical Offices CM - INTERIOR FIT UP FOR MEDICAL OFFICE & PHARMACY	0	190,000
CANADIAN COMMERCIAL (SHERWOOD FOREST) INC.	1225 Wonderland Rd N	Erect-Restaurant ERECT NEW BUILDING (BASE BUILDING) FOR A2 RESTAURANT.	0	400,000
KAREN CRICH CRICH HOLDINGS & BUILDINGS LTD.	1255 Huron St 101	Alter Apartment Building REPAIR CONCRETE BALCONIES AND GUARD RAILS, FRR	0	236,000
ALLOWAY REIT (LONDON N) INC. ALLOWAY REIT (LONDON N) INC.	1280 Fanshawe Park Rd W	Alter Automobile Repair Garage REMOVING REPAIR GARAGE, REMOVING AND REPLACING EXISTING CONC. SLAB AND SPRINKLERS FOR TIRE RACK SYSTEM ***SEPARATE PERMIT REQUIRED FOR FUTURE INTERIOR FIT UP***	0	154,000
LONDON SUMMERSIDE CORP. LONDON SUMMERSIDE CORP.	1305 Commissioners Rd E	Alter Gymnasia STRUCTURAL ALTERATIONS TO SUPPORTING COLUMNS	0	300,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1305 Riverbend Rd	Alter Offices FIT OUT OF NEW SUITE IN NEW OFFICE BUILDING. SUITE #220. FRR/FPO	0	150,000
1570333 Ontario Inc	1345 Driver Lane	Alter Automobile Sales & Service UPDATE EXTERIOR FINISHES	0	250,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1502 Moe Norman Pl	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 3 BEDROOM, FINISHED BASEMENT, COVERED PORCH, A/C INCLUDED, SB-12 A3, PART 1, 33R-18937 HRV & DWHR REQUIRED	1	340,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1540 Ed Evasth Lane	Erect-Townhouse - Cluster SDD ERECT TOWNHOUSE CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOM, FINISHED BASEMENT, W/ A/C, SB-12 PERFORMANCE HOT2000 , PART BLOCK 1 33M721, DWHR AND HRV REQUIRED	1	373,500
The Ridge At Byron Inc	1710 Ironwood Rd 57	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOM, UNFINISHED BASEMENT, W/ COVERED DECK, NO A/C, SB-12 A5, HRV & DWHR REQUIRED	1	338,000
LOCO HOLDINGS (ALDERSBROOK) LTD. LOCO HOLDINGS (ALDERSBROOK) LTD.	1870 Aldersbrook Gate B	Erect-Townhouse - Condo ERECT 7 UNIT 2 STOREY TOWNHOUSE BLOCK, BLDG B, DPNs 7, 9, 11, 15, 17, 19, 21	7	1,377,600

### City of London - Building Division

#### Principal Permits Issued from October 1, 2021 to October 31, 2021

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Loco Ventures (Aldersbrook) Ltd	1870 Aldersbrook Gate C	Erect-Townhouse - Condo ERECT NEW 2 STOREY TOWNHOUSE CONDO BLOCK C, 5 UNIT, DPNs 16, 18, 20, 22 and 24	5	1,275,400
LOCO HOLDINGS (ALDERSBROOK) LTD. LOCO HOLDINGS (ALDERSBROOK) LTD.	1870 Aldersbrook Gate D	Erect-Townhouse - Condo ERECT 7 UNIT 2 STOREY TOWNHOUSE BLOCK, BLDG D, DPNs 23, 25, 27, 29, 31, 33, 35	7	1,604,400
Loco Ventures (Aldersbrook) Ltd	1870 Aldersbrook Gate E	Erect-Townhouse - Condo ERECT 5 UNIT 2 STOREY TOWNHOUSE BLOCK, BLDG E, DPN#s 26, 28, 30, 32 and 34	5	1,275,400
London International Airport	2320 Airforce Pl	Erect-Aircraft Hangers ERECT 232.26 sqm AIRCRAFT HANGER.	0	615,000
SUMMIT PROPERTIES INC SUMMIT PROPERTIES INC	235 North Centre Rd	Alter Offices INTERIOR ALTERATION FOR CITY OF LONDON REGIONAL WATER OFFICES	0	122,500
STATION PARK (LONDON) INC	244 Pall Mall St	Alter Offices INTERIOR ALTERATIONS TO EXISTING OFFICE BUILDING	0	250,000
DOMDAY DEVELOPMENTS INC DOMDAY DEVELOPMENTS INC	2835 Sheffield Pl 40	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 5 BEDROOMS, NO DECK, NO A/C, SB-12 A1, M/LCP LEVEL 1 UNIT 20 DPN 40, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	408,000
DOMDAY DEVELOPMENTS INC DOMDAY DEVELOPMENTS INC	2835 Sheffield Pl 42	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 5 BEDROOMS, NO DECK, NO A/C, SB-12 A1, M/LCP LEVEL 1 UNIT 21 DPN 42, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	408,000
WONDERLAND POWER CENTRE INC. WONDERLAND POWER CENTRE INC.	3050 Wonderland Rd S	Alter Retail Store Interior alter for LCBO store	0	700,000
LHSC LHSC - LONDON HEALTH SCIENCES CENTRE	339 Windermere Rd	Alter University/REPLACE ROOFTOP UNITS AND ELECTRIC REHEAT COILS	0	800,000
MASZC HOLDINGS INC	3736 Homewood Lane	Add Storage Depot ADD - FOR DETACHED FARM DRIVE SHED	0	175,000
MASZC HOLDINGS INC	4112 Dowell Dr	Erect-Warehousing ERECT SINGLE STOREY INDUSTRIAL BUILDING	0	500,000
GREEN LANE ENVIRONMENTAL GROUP GP INC.	4675 Wellington Rd S	Alter Chemical Mfg or Processing ID - Alteration to replace part of an existing steel roof.	0	150,000
UNITED PARCEL SERVICE CANADA LTD United Parcel Service Canada Ltd Ups Scs Inc	60 Midpark Rd	Alter Freight Depots ID - INTERIOR ALTERATIONS TO ADD A NEW SEPARATION BETWEEN GARAGE AND NEW PARCEL DELIVERY ROOM, FRR	0	250,000

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
BIRCHWOOD HOMES (911578 ONTARIO LTD.) BIRCHWOOD HOMES (911578 ONTARIO LTD.)	6990 Clayton Walk 35	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD - 2 STOREY, 2 CAR GARAGE, 5 BEDROOMS, FINISHED BASEMENT, NO DECK, NO A/C, SB12-A5, UNIT 18 DPN 35 PLAN 33R, HRV&DWHR REQUIRED, SOILS REPORT REQUIRED	1	530,500
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 37	Erect-Townhouse - Cluster SDD ERECT SDD TOWNHOUSE CLUSTER, 2 STOREY, 2 CAR GARAGE, 3 BEDROOM, FINISHED BASEMENT, NO DECK, NO A/C INCLUDED, SB-12 A5, HRV & DWHR REQUIRED	1	530,500
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 51	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 4 BEDROOMS, COVERED REAR PORCH, NO A/C, SB-12 A5, UNIT 26 DPN 51 MVCLP No. 960, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	308,000
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 55	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 4 BEDROOM, FINISHED BASEMENT, NO DECK, NO A/C, SB-12 A5, 39CD-19511 Lot 28, HRV & DWHR REQUIRED	1	389,000
HYDRO ONE NETWORKS INC	792 Fleet St	Alter Duplex CREATE A SECOND DWELLING UNIT WITH 2 BEDROOMS	1	211,500
1996201 ONTARIO INC. 1996201 ONTARIO INC.	850 Pond Mills Rd	Alter Offices CM - Structural and mechanical alterations to install a new roof top unit.	0	327,000
Nestle Canada Inc C/O Nestle Ice Cream	900 Adelaide St S 980 Wilton Grove Rd	Alter Offices INTERIOR ALTER FOR DENTAL OFFICE Install-Factories INSTALL SITE SERVICES	0	280,000 1,300,000

Total Permits 34      Units 34      Value 16,884,300

*\* 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**  
 LONDON CITY





**City of London - Building Division**

**Principal Permits Issued from October 1, 2021 to October 31, 2021**

COMMERCIAL INC. 2560533
ONTARIO INC. 2560533
ONTARIO INC. O/A STONEY
CREEK COMMERCIAL INC.
CANADIAN COMMERCIAL
(SHERWOOD FOREST) INC.

*Commercial Permits regardless of construction value*