

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
November 2021

Date: January 10, 2022

Recommendation

That the report dated January 10, 2022 entitled “Building Division Monthly Report November 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 November 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 November 2021. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity for the Month of November 2021”, as well as respective “Principle Permits Reports”.

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – **November 2021**

Permits Issued to the end of the month

As of November 2021, a total of 4,488 permits were issued, with a construction value of \$1.52 billion, representing 3,699 new dwelling units. Compared to the same period in 2020, this represents a 18.7% increase in the number of building permits, with a 0.07% decrease in construction value and an 6.2% increase in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of November 2021, the number of building permits issued for the construction of single and semi-detached dwellings is 1,004 representing an 16.3% increase over the same period in 2020.

Number of Applications in Process

As of the end of November 2021, 1,172 applications are in process, representing approximately \$754 million in construction value and an additional 1,469 dwelling units compared with 953 applications, with a construction value of \$643 million and an additional 1,527 dwelling units in the same period in 2020.

Rate of Application Submission

Applications received in November 2021 averaged to 20.0 applications per business day, for a total of 442 applications. Of the applications submitted 83 were for the construction of single detached dwellings and 59 townhouse units.

Permits issued for the month

In November 2021, 452 permits were issued for 170 new dwelling units, totalling a construction value of \$113.3 million.

Inspections – Building

A total of 3,168 inspection requests were received with 2,814 inspections being conducted.

In addition, 6 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 3,168 inspections requested, 91% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 877 inspection requests were received, with 882 inspections being conducted.

An additional 129 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 877 inspections requested, 91% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 1,358 inspection requests were received with 1,677 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 1,358 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2019 Permit Data

To the end of November, a total of 4,283 permits were issued, with a construction value of \$ 1.28 billion, representing 2,277 new dwelling units. The number of single/semi detached dwelling units was 648.

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

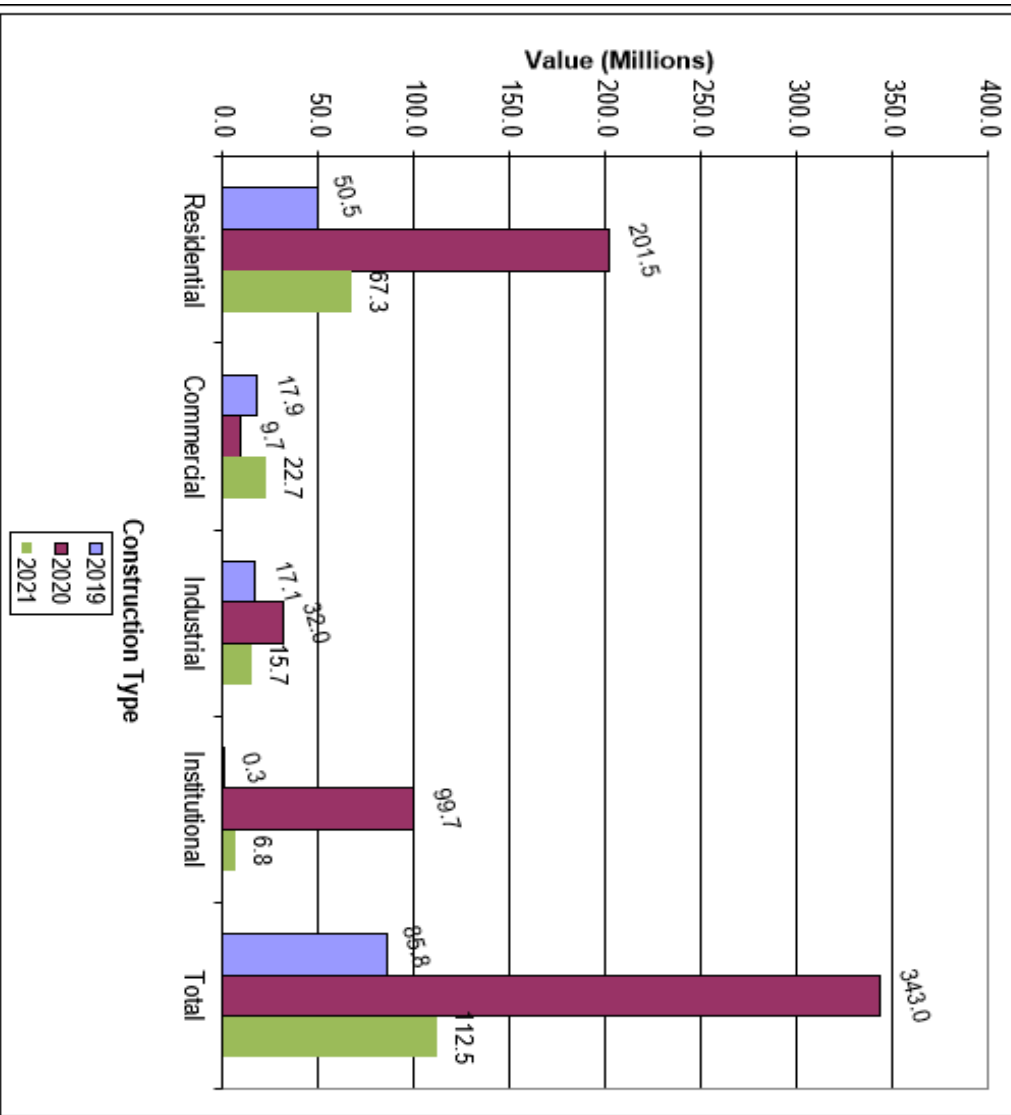
APPENDIX "A"

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

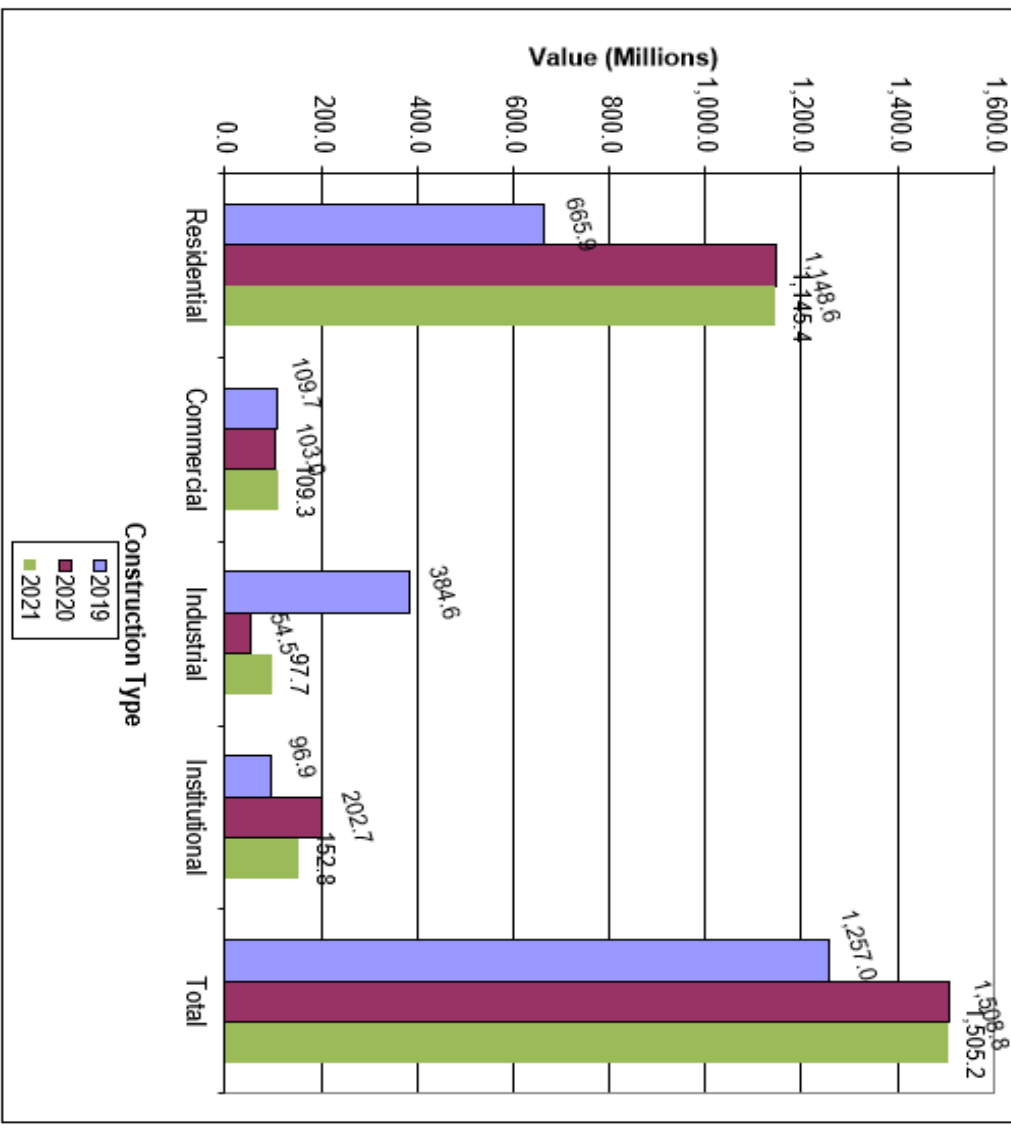
CLASSIFICATION	November 2021			to the end of November 2021			November 2020			to the end of November 2020			November 2019			to the end of November 2019		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF 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	87	40,350,000	87	1,002	454,952,550	1,002	107	47,277,800	107	863	368,558,254	863	78	37,522,330	78	642	276,099,986	642
SEMI DETACHED DWELLINGS	1	211,000	1	2	434,500	2	0	0	0	2	1,023,000	2	0	0	0	3	884,400	3
TOWNHOUSES	28	17,728,400	74	221	201,536,600	822	16	10,409,800	46	135	126,289,785	484	11	8,289,400	32	157	142,482,530	638
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	14	411,371,500	1,751	4	136,437,600	504	17	596,902,400	2,034	0	0	0	18	192,486,652	875
RES-ALTER & ADDITIONS	194	9,046,139	8	1,771	77,076,791	122	156	7,409,724	8	1,400	55,852,487	53	137	4,709,125	4	1,722	53,913,622	621
COMMERCIAL -ERECT	3	6,336,700	0	27	19,811,100	0	2	1,300,000	0	11	8,460,300	0	4	10,624,300	0	19	31,606,380	0
COMMERCIAL - ADDITION	2	475,000	0	8	4,101,500	0	1	20,000	0	5	2,202,800	0	1	290,000	0	16	9,844,000	0
COMMERCIAL - OTHER	37	15,864,710	0	336	65,378,925	0	42	8,394,500	0	345	92,287,669	0	42	7,035,400	0	481	68,205,603	2
INDUSTRIAL - ERECT	0	0	0	14	46,342,409	0	2	31,578,000	0	8	40,231,400	0	2	1,624,000	0	14	320,390,000	0
INDUSTRIAL - ADDITION	2	14,000,000	0	9	30,886,560	0	0	0	0	5	7,931,300	0	3	2,742,000	0	13	44,445,100	0
INDUSTRIAL - OTHER	6	1,707,000	0	37	20,489,480	0	5	458,600	0	40	6,374,007	0	11	12,709,700	0	75	19,800,020	0
INSTITUTIONAL - ERECT	0	0	0	1	12,000,000	0	3	96,588,300	0	7	129,443,300	0	0	0	0	2	27,456,800	0
INSTITUTIONAL - ADDITION	2	4,000,000	0	8	51,273,366	0	0	0	0	8	15,178,000	0	0	0	0	9	39,233,800	0
INSTITUTIONAL - OTHER	8	2,786,500	0	125	89,553,450	0	12	3,087,800	0	157	58,084,801	0	6	290,000	0	173	30,180,960	0
AGRICULTURE	0	0	0	4	557,000	0	0	0	0	2	262,000	0	0	0	0	6	15,700,000	0
SWIMMING POOL FENCES	19	765,100	0	374	11,218,366	0	13	537,000	0	353	9,092,291	0	3	83,000	0	208	4,485,667	0
ADMINISTRATIVE	3	0	0	90	298,000	0	6	0	0	53	109,000	0	3	18,000	0	140	367,000	0
DEMOLITION	8	0	5	75	0	50	9	0	6	74	0	50	12	0	4	90	0	52
SIGN/CANOPY - CITY PROPERTY	0	0	0	8	0	0	1	0	0	6	0	0	2	0	0	30	0	0
SIGN/CANOPY - PRIVATE PROPER	52	0	0	362	0	0	28	0	0	289	0	0	37	0	0	485	0	0
TOTALS	452	113,270,549	170	4,488	1,517,252,146	3,699	407	343,499,124	665	3,780	1,518,282,793	3,438	352	85,937,255	118	4,283	1,277,582,520	2,277

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 November



Construction Value of Building Permits January to November



City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
JENNUM WELLINGTON PROPERTIES INC. JENNUM WELLINGTON PROPERTIES INC.	1025 Wellington Rd	Alter Retail Store INTERIOR FIT-UP FOR NEW WINE RACK STORE, FRR	0	120,000
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrace Dr 10	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 4 BEDROOMS, W/ COVERED DECK, A/C INCLUDED, UNIT 18 DPN 10, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	459,500
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrace Dr 12	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 4 BEDROOM, FINISHED BASEMENT, COVERED DECK INCLUDED, A/C INCLUDED, ENERGY STAR, HRV & DWHR REQUIRED.	1	336,000
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrace Dr 14	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 5 BEDROOMS, W/ COVERED DECK, NO A/C, ENERGY STAR, UNIT 20 DPN 14, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	534,000
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrace Dr 16	Erect-Townhouse - Cluster SDD ERECT SDD, 2 STOREY, 2 CAR GARAGE, 5 BEDROOMS, FINISHED BASEMENT, DECK INCLUDED, NO A/C, ENERGY STAR, HRV&DWHR REQUIRED. SOILS REPORT REQUIRED	1	535,000
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrace Dr 8	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 5 BEDROOMS, W/ COVERED DECK, NO A/C, ENERGY STAR, UNIT 17 DPN 8, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	512,000
THE BOARD OF GOVERNORS, UWO THE BOARD OF GOVERNORS, UWO	1151 Richmond St	Add University To construct a new air well for the removal of an existing chiller and the installation of a new chiller.	0	2,000,000
2366803 Ontario Inc.	116 King Edward Ave	Alter Apartment Building Alter interior to repair fire damage. *****Fire damage will be repaired as per existing*****	0	500,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1295 Riverbend Rd	Alter Offices Tenant fit-up in an existing building for an optometrist	0	600,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1532 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD, 1 STOREY, 2 CAR, 2 BEDROOM, UNFINISHED BASEMENT, NO DECK, W/ A/C, SB12 PERFORMANCE HOT2000, 33M721 LOT 36, HRV AND DWHR REQUIRED	1	418,000

A table showing the principal permits issued.



City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Rembrandt Developments (Fanshawe) Inc	2261 Linkway Blvd K	Erect-Townhouse - Condo ERECT TOWNHOUSE BLOCK K, 7 UNITS, DPN'S 64, 66, 68, 70, 72, 74, 76, SOILS REPORT BY EXP ENGINEERING REQUIRED.	7	1,209,300
Rembrandt Developments (Fanshawe) Inc	2261 Linkway Blvd L	Erect-Townhouse - Condo ERECT TOWNHOUSE BLOCK L, 7 UNITS, DPN'S 78, 80, 82, 84, 86, 88, 90, SOILS REPORT BY EXP ENGINEERING REQUIRED.	7	1,236,900
Rembrandt Developments (Fanshawe) Inc	2261 Linkway Blvd M	Erect-Townhouse - Condo ERECT TOWNHOUSE BLOCK M, 7 UNITS, DPN'S 92, 94, 96, 98, 100, 102, 104, SOILS REPORT BY EXP ENGINEERING REQUIRED.	7	1,209,300
SIFTON PROPERTIES LIMITED SIFTON PROPERTIES LIMITED	285 King St	Alter Offices INSTALL NEW ROOF MOUNTED HEAT RECOVERY HVAC UNIT WITH SUPPORTING STRUCTURAL STEEL	0	150,000
THE BOARD OF GOVERNORS, UWO THE BOARD OF GOVERNORS, UWO	289 Windermere Rd	Add University To construct a new air well for the replacement of a chiller	0	2,000,000
VEITCH DENTISTRY PROFESSIONAL CORPORATION	309 Horton St E	Add Dental Offices Single storey addition for Dentist Office	0	325,000
2749282 Ontario Inc	3557 Colonel Talbot Rd	Install-Townhouse - Cluster SDD Install site services.		200,000
PULSE COMMUNITIES (RHYTHM I) INC. PULSE COMMUNITIES (RHYTHM I) INC.	3575 Southbridge Ave A	Erect-Street Townhouse - Condo ERECT 4 UNIT STREET TOWNHOUSE BLOCK A, 2 STOREYS, DPNs 3581, 3583, 3585, 3587, SOILS REPORT REQUIRED.	4	798,000
Suncor Energy Inc	584 Oxford St W	Alter Service Stations REPLACEMENT OF EXISTING GAS STATION CANOPY WITH TWO SEPARATE CANOPIES	0	200,000
60 Pacific Holdings Limited C/O Briarlane Rental Property	60 Pacific Ct	Alter Warehousing INTERIOR ALTERATION WITHIN UNIT 8	0	500,000
2660625 Ontario Inc	649 Colborne St	Alter Offices CN1 - INTERIOR RENOVATION TO PORTION OF THE OFFICE BUILDING.	0	900,000
Larenda Management Ltd C/O Wendy's Restaurants	676 Highbury Ave N	Add Restaurant ADDING A NEW AREA TO INSTALL A NEW WALK IN COOLER AT THE REAR SECTION OF THE BUILDING.	0	150,000
DREWLO HOLDINGS INC DREWLO HOLDINGS INC	680 Waterloo St	Alter Offices CN1 - INTERIOR OFFICE RENOVATIONS TO 1ST FLOOR WITH SOME COSMETIC WORK ON THE 3RD FLOOR	0	400,000
BIRCHWOOD HOMIES (911578 ONTARIO LTD.) BIRCHWOOD HOMIES (911578 ONTARIO LTD.)	6990 Clayton Walk 11	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 3 BEDROOM, FINISHED BASEMENT, NO DECK, A/C INCLUDED, SB-12 A5, UNIT 6 DPN 11 HRV & DWHR REQUIRED	1	354,500

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
BIRCHWOOD HOMES (911578 ONTARIO LTD.) BIRCHWOOD HOMES (911578 ONTARIO LTD.)	6990 Clayton Walk 19	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 5 BEDROOM, FINISHED BASEMENT, NO DECK, NO A/C, SB-12 A5, 39CD-19511 Lot 10, HRV & DWHR REQUIRED, SOILS REPORT BY EXP ENGINEERING REQUIRED.	1	361,500
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 21	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 5 BEDROOM, FINISHED BASEMENT, NO DECK, NO A/C, SB-12 A5, 39CD-19511 Lot 11, HRV & DWHR REQUIRED, SOILS REPORT BY EXP ENGINEERING REQUIRED.	1	362,000
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 23	Erect-Townhouse - Cluster SDD ERECT SDD TOWNHOUSE CLUSTER, 1 STOREY, 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, COVERED REAR PORCH, NO A/C, SB-12 A5, HRV & DWHR REQUIRED	1	312,000
BIRCHWOOD HOMES (911578 ONTARIO LTD.) BIRCHWOOD HOMES (911578 ONTARIO LTD.)	6990 Clayton Walk 39	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, COVERED REAR PORCH, A/C INCLUDED, SB-12 A5, UNIT 20 DPN 39 HRV & DWHR REQUIRED	1	304,000
BIRCHWOOD HOMES (911578 ONTARIO LTD.) BIRCHWOOD HOMES (911578 ONTARIO LTD.)	6990 Clayton Walk 41	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, 39CD-19511 Lot 21, HRV & DWHR REQUIRED	1	383,500
BIRCHWOOD HOMES (911578 ONTARIO LTD.) BIRCHWOOD HOMES (911578 ONTARIO LTD.)	6990 Clayton Walk 47	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOM, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB-12 A5, LOT 24 39CD-19511 DPN 47 HRV & DWHR REQUIRED	1	326,000
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 57	Erect-Townhouse - Cluster SDD ERECT SDD TOWNHOUSE CLUSTER, 1 STOREY, 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, COVERED REAR PATIO, NO A/C, SB-12 A5, HRV & DWHR REQUIRED	1	312,000
SOUTHSIDE CONSTRUCTION (LONDON) LIMITED SOUTHSIDE CONSTRUCTION (LONDON) LIMITED	706 Boler Rd	Install-Townhouse - Condo Install site services.		280,000
Bell Canada	725 Colborne St	Alter Offices CM - INTERIOR FIT UP FOR OFFICE SPACE	0	4,800,000
CENTURION APARTMENT PROPERTIES (75 ANN) INC. CENTURION APARTMENT PROPERTIES (75 ANN) INC.	75 Ann St	Alter Apartment Building RA - ALTERATION OF BEDROOMS TO INSTALL NEW WINDOWS. WINDOWS PERMITTED FOR BEDROOM 'C' ONLY IN GROUND FLOOR FOR UNITS F AND G.	0	120,000

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
LHSC - LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Alter Hospitals INFILL OF EXISTING ASHES BUNKER, REGRADING / RESURFACING OF EXISTING PARKING LOT AND INSTALLATION OF NEW EXTERIOR EXIT STAIR, FRR	0	400,000
LIQUOR CONTROL BOARD OF ONTARIO	955 Wilton Grove Rd	Alter Warehousing ALTERATION TO EXISTING HVAC SYSTEM	0	1,000,000

Total Permits 47 Units 74 Value 32,548,400

** 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
DEVELOPMENTS YORK YORK DEVELOPMENTS
VEITCH DENTISTRY PROFESSIONAL CORPORATION
CAPTAIN GENERATION - MALL LIMITED
Westbury International (1991) Corporation
2673470 ONTARIO INC
Lambeth Health Organization Inc

Commercial Permits regardless of construction value