

## 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  
December 2021

**Date:** February 7, 2022

## Recommendation

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

### 2.0 Discussion and Considerations

#### 2.1 Building permit data and associated inspection activities – December 2021

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

As of December 2021, a total of 4,760 permits were issued, with a construction value of \$1.63 billion, representing 3,999 new dwelling units. Compared to the same period in 2020, this represents a 16.4% increase in the number of building permits, with a 0.8% increase in construction value and an 5.8% increase in the number of dwelling units constructed. These numbers represent new records for construction value, number of

townhouse units and total number of dwelling units created, as well as pool fence permits issued.

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

As of the end of December 2021, the number of building permits issued for the construction of single and semi-detached dwellings is 1,047, representing an 8.3% increase over the same period in 2020.

#### Number of Applications in Process

As of the end of December 2021, 1,418 applications are in process, representing approximately \$960 million in construction value and an additional 2,235 dwelling units compared with 1,009 applications, with a construction value of \$752 million and an additional 1,646 dwelling units in the same period in 2020.

#### Rate of Application Submission

Applications received in December 2021 averaged to 27.3 applications per business day, for a total of 492 applications. Of the applications submitted 180 were for the construction of single detached dwellings and 235 townhouse units.

#### Permits issued for the month

In December 2021, 275 permits were issued for 300 new dwelling units, totalling a construction value of \$117.1 million.

#### Inspections – Building

A total of 2,870 inspection requests were received with 2,482 inspections being conducted.

In addition, 9 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 2,870 inspections requested, 97% were conducted within the provincially mandated 48 hour period.

#### Inspections - Code Compliance

A total of 729 inspection requests were received, with 510 inspections being conducted.

An additional 85 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 729 inspections requested, 97% were conducted within the provincially mandated 48 hour period.

#### Inspections - Plumbing

A total of 962 inspection requests were received with 1,207 inspections being conducted related to building permit activity.

An additional 3 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 962 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

## **2019 Permit Data**

To the end of December, a total of 4,531 permits were issued, with a construction value of \$1.37 billion, representing 2,746 new dwelling units. The number of single/semi detached dwelling units was 688.

## **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 December 2021. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity” for the month of December 2021 as well as “Principle Permits Reports”.

**Prepared by:** Peter Kokkoros, P.Eng.  
Director, Building and Chief Building Official  
Planning and Economic Development

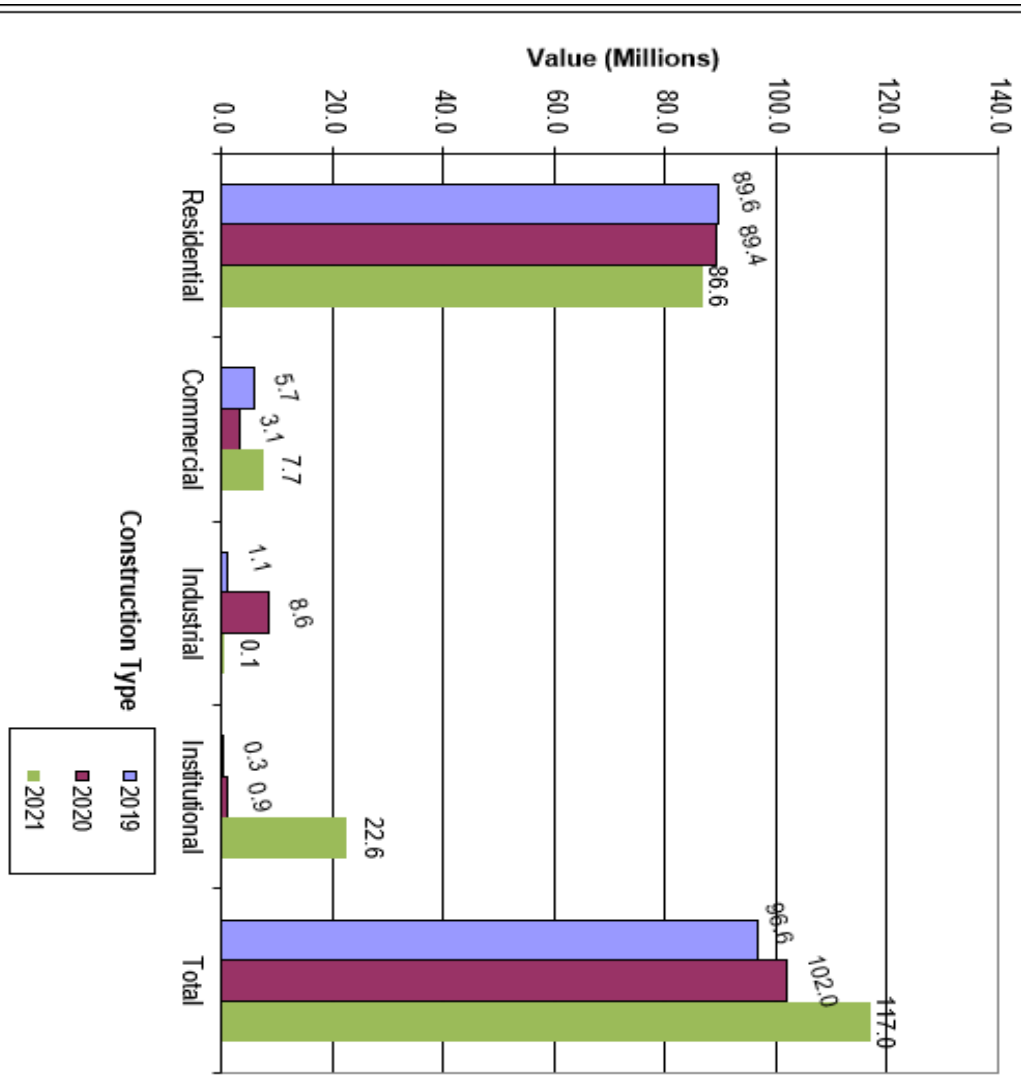
**Submitted by:** George Kotsifas, P.Eng.  
Deputy City Manager  
Planning and Economic Development

**Recommended by:** George Kotsifas, P.Eng.  
Deputy City Manager  
Planning and Economic Development

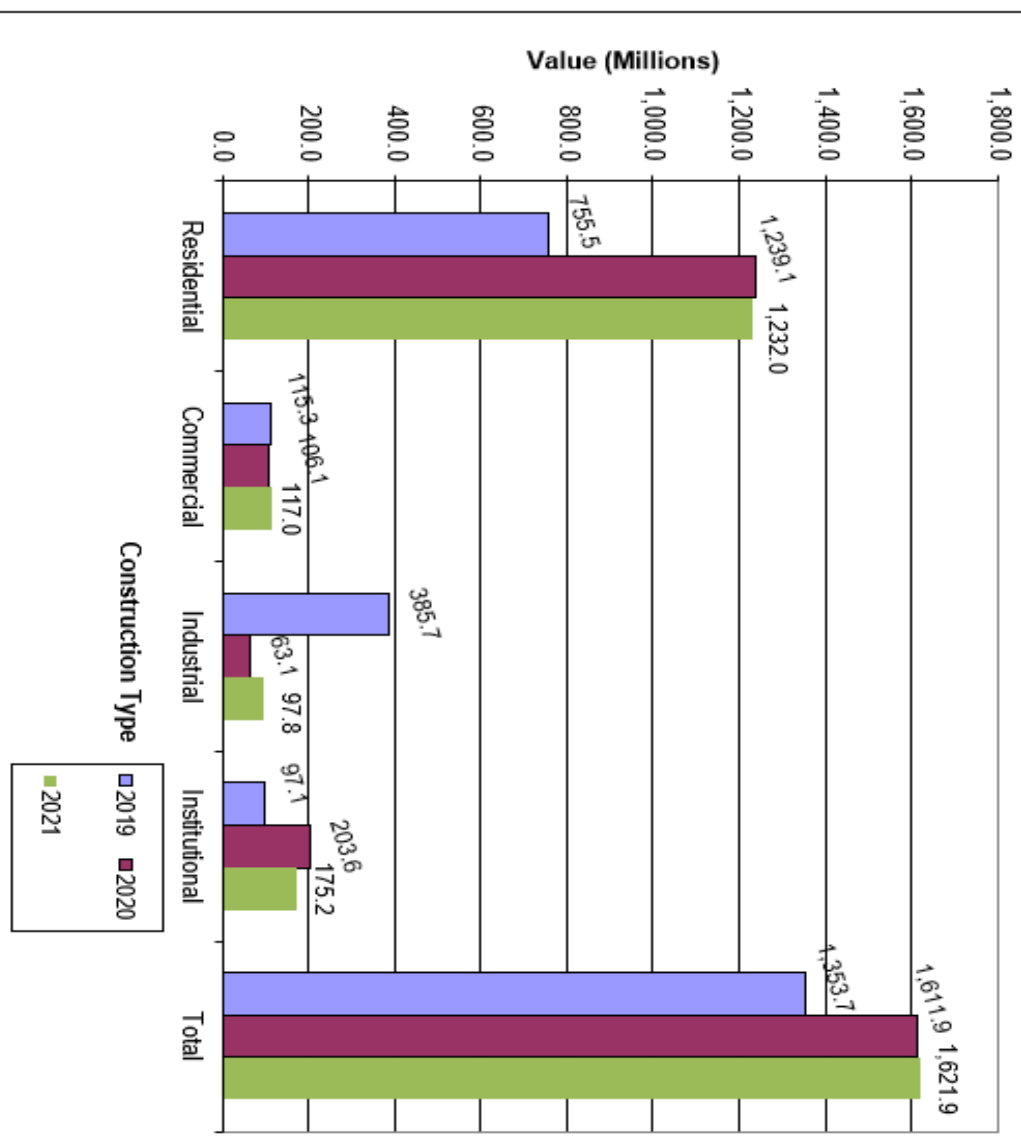
**APPENDIX "A"**

CLASSIFICATION	December 2021			to the end of December 2021			December 2020			to the end of December 2020			December 2019			to the end of December 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	43	19,622,100	43	1,045	473,954,650	1,045	100	45,612,700	100	963	414,170,954	963	43	19,821,640	43	688	286,606,026	688
SEMI DETACHED DWELLINGS	0	0	0	2	434,500	2	0	0	0	2	1,023,000	4	0	0	0	0	0	0
TOWNHOUSES	16	14,288,800	69	237	215,823,400	891	10	9,437,117	52	145	136,651,902	536	16	15,296,024	71	173	157,778,554	709
DUPLEX, TRIXPLEX, QUAD, APT BLDG	3	46,786,500	173	17	468,158,000	1,924	3	29,200,000	176	20	626,102,400	2,210	2	50,222,480	334	20	242,709,332	1,209
RESALTER & ADDITIONS	118	6,541,195	15	1,889	83,617,986	137	109	5,116,900	15	1,509	60,969,367	68	76	4,266,344	20	1,798	58,200,166	82
COMMERCIAL - ERECT	2	3,972,000	0	29	23,783,100	0	0	0	0	11	8,460,300	0	1	1,930,000	0	20	33,536,380	0
COMMERCIAL - ADDITION	0	0	0	8	4,101,500	0	1	894,300	0	6	3,097,100	0	1	300,000	3	17	10,144,000	3
COMMERCIAL - OTHER	28	3,888,115	0	364	89,067,040	0	28	2,227,200	0	373	94,514,889	0	28	3,455,600	0	509	71,661,203	2
INDUSTRIAL - ERECT	0	0	0	14	46,342,409	0	0	0	0	8	40,231,400	0	1	90,000	0	15	320,480,000	0
INDUSTRIAL - ADDITION	0	0	0	9	30,886,560	0	0	0	0	5	7,931,300	0	0	0	0	13	44,445,100	0
INDUSTRIAL - OTHER	4	50,500	0	41	20,539,880	0	11	8,584,000	0	51	14,958,007	0	9	982,300	0	84	20,782,320	0
INSTITUTIONAL - ERECT	1	21,600,000	0	2	33,600,000	0	0	0	0	7	129,443,300	0	0	0	0	2	27,456,800	0
INSTITUTIONAL - ADDITION	1	3,000	0	9	51,276,366	0	1	600,000	0	9	15,778,000	0	0	0	0	9	39,233,800	0
INSTITUTIONAL - OTHER	10	1,036,700	0	133	90,325,650	0	5	314,700	0	162	58,399,501	0	7	255,100	0	180	30,438,060	0
AGRICULTURE	0	0	0	4	557,000	0	1	7,000	0	3	269,000	0	0	0	0	6	15,700,000	0
SWIMMING POOL FENCES	4	123,564	0	377	11,316,960	0	5	142,728	0	368	9,235,019	0	2	50,000	0	210	4,535,267	0
ADMINISTRATIVE	4	0	0	94	298,000	0	9	0	0	62	109,000	0	4	80,000	0	144	447,000	0
DEMOLITION	8	0	4	83	0	54	4	0	3	78	0	53	5	0	3	95	0	53
SIGN/CANOPY - CITY PROPERTY	0	0	0	8	0	0	1	0	0	7	0	0	0	0	0	30	0	0
SIGN/CANOPY - PRIVATE PROPERTY	33	0	0	395	0	0	23	0	0	312	0	0	53	0	0	518	0	0
<b>TOTALS</b>	<b>275</b>	<b>117,109,474</b>	<b>300</b>	<b>4,760</b>	<b>1,634,083,121</b>	<b>3,999</b>	<b>311</b>	<b>102,136,645</b>	<b>343</b>	<b>4,091</b>	<b>1,621,544,439</b>	<b>3,761</b>	<b>248</b>	<b>96,769,488</b>	<b>474</b>	<b>4,531</b>	<b>1,374,352,008</b>	<b>2,746</b>

### Construction Value of Building Permits December



### Construction Value of Building Permits January to December



### City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of	Construction
			Units	Value
1803299 ONTARIO INC	1803299 ONTARIO INC 100 Kellogg Lane	Alter Retail Store Interior alter for Shaw's Ice Cream	0	200,000
BLUESTONE PROPERTIES INC.	101 Base Line Rd W London District Catholic School Board	Install-Apartment Building Install site services. Alter Schools Elementary, Kindergarten ADDING A NEW WASHROOM TO FDK CLASSROOM.	0	1,377,260 200,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1325 Riverbend Rd	Alter Restaurant UNIT 130 - INTERIOR ALTERATION LANDLORD PREP FOR NEW GNOSH RESTAURANT AND NEW GUARD RAILING AROUND PATIO	0	295,000
FOXWOOD DEVELOPMENTS (LONDON) INC. FOXWOOD DEVELOPMENTS (LONDON) INC.	1595 Capri Cres 164 Winston Ave	Install-site Services INSTALL SITE SERVICES Alter Duplex ALTER MAIN, SECOND FLOOR, CREATE SECOND DWELLING UNIT IN THE BASEMENT W/ PLUMBING, HVAC	1	650,000 188,500
LEGACY HOMES OF LONDON LEGACY HOMES OF LONDON	1965 Upperpoint Gate G	Erect-Townhouse - Condo ERECT TOWNHOUSE BLOCK G, 2 STOREY, 8 UNITS, DPNs 25, 27, 29, 31, 33, 35, 37, 39	8	1,515,600
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	234 Edgevalley Rd A	Erect-Townhouse - Condo ERECT 3 STOREY TOWNHOUSE CONDO, BLOCK A, 10 UNITS DPNs 81, 83, 85, 87, 89, 91, 93, 95, 97, 99	10	2,100,000
2588555 Ontario Limited	2410 Main St	Alter Retail/Apt Complex Creation of a residential unit on 2nd and 3rd Floor of Building, addition of a 2nd storey covered porch on rear side of the building acting as the entrance to the residential unit.	0	120,000
ST JOSEPH'S CARE LONDON ST. JOSEPH'S HEALTH CARE LONDON	268 Grosvenor St	Alter Hospitals Removal and replacement of a Reverse Osmosis System to create pure water for facility use.	0	180,000
University of Western Ontario-Board of Governors	271 Windermere Rd	Install-University Balcony Repairs and Railing Replacement Ausauble Hall, FRR		120,500
University of Western Ontario-Board of Governors	271 Windermere Rd	Install-University Balcony Repair and Railing Replacement for Beaver Hall, FRR		143,000
DOMDAY DEVELOPMENTS INC DOMDAY DEVELOPMENTS INC	2835 Sheffield Pl 46	Erect-Street Townhouse - Condo ERECT SDD TOWNHOUSE CLUSTER, 2 STOREY, 2 CAR GARAGE, 4 BEDROOMS, FINISHED BASEMENT, NO DECK, NO A/C, SB12-A1, HRV&DWHR REQUIRED.	1	433,000
SIFTON PROPERTIES LIMITED SIFTON PROPERTIES LIMITED	285 King St	Alter Offices CM - INTERIOR ALTERATIONS TO EXISTING OFFICE.	0	300,000

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
1699259 ONTARIO LIMITED	3339 Wonderland Rd S	Alter Restaurant <= 30 People Interior Fit-up for take-out pizza restaurant - Group E *****A BUSINESS LICENSE IS REQUIRED*****	0	175,000
GREG BROPHEY PROSPERITY HOMES LIMITED	335 Kennington Way E	Erect-Street Townhouse - Condo ERECT TOWNHOUSE BLOCK E, 4 UNITS, UNFINISHED BASEMENT, NO DECK, W/ A/C, DPNs 345, 343, 341, 339 SOILS REPORT REQUIRED.	4	762,000
GREG BROPHEY PROSPERITY HOMES LIMITED	335 Kennington Way F	Erect-Street Townhouse - Condo ERECT NEW STREET TOWNHOUSE BLOCK F, UNFINISHED BASEMENT, NO DECK, W/ A/C, DPNs 361, 359, 357, 355. SOILS REPORT REQUIRED.	4	744,000
GREG BROPHEY PROSPERITY HOMES LIMITED	335 Kennington Way G	Erect-Street Townhouse - Condo ERECT NEW STREET TOWNHOUSE CONDO BLOCK G, 4 UNIT, 2 STOREY, 1 CAR, 3 BED, UNFINISHED BASEMENT, NO DECK, W/ A/C, SB12 A5, DPN 377, 375, 373, 371, Soils Report Required.	4	763,200
Wcpt London Inc	337 Consortium Ct	Alter Retail Store INTERIOR FIT-UP OF EXISTING OFFICE FOR NEW TENANT, INCLUDING EXISTING STORAGE GARAGE, FRR	0	235,000
MILLSTONE INC. MILLSTONE HOMES INC.	3543 Emilycarr Lane A	Erect-Street Townhouse - Condo ERECT STREET TOWNHOUSE BLOCK A - 4 UNITS - DPN 3525, 3527, 3529 & 3531 - 3 BEDROOMS WITH DECKS, SOILS REPORT REQUIRED BY LDS ENGINEERING.	4	1,015,000
MOHAMED ABUHADJAR Goldfield Ltd.	3543 Emilycarr Lane B	Erect-Street Townhouse - Condo ERECT TOWNHOUSE BLOCK C - 4 UNITS - DPN 3535, 3537, 3539 & 3541 - 3 STOREY, 3 BEDROOMS WITH DECKS, SOILS REPORT REQUIRED BY LDS ENGINEERING.	4	1,012,200
MOHAMED ABUHADJAR Goldfield Ltd.	3543 Emilycarr Lane C	Erect-Street Townhouse - Condo ERECT TOWNHOUSE BLOCK C - 4 UNITS - DPN 3545, 3547, 3549 & 3551 - 3 STOREY, 3 BEDROOMS WITH DECKS, SOILS REPORT BY LDS ENGINEERING REQUIRED.	4	1,012,200
	382 Victoria St	Erect-Duplex ERECT DUPLEX, 3 STOREY, 1 CAR GARAGE, FINISHED BASEMENT, 5 BEDROOMS, W/COVERED PATIO, NO A/C, SB-12 A1, LOT 6, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	2	686,500
GREG BROPHEY PROSPERITY HOMES LIMITED	3959 Mia Ave H	Erect-Street Townhouse - Condo ERECT NEW STREET TOWNHOUSE CONDO BLOCK H, 4 UNIT, 2 STOREY, 2 CAR, 3 BED, UNFINISHED BASEMENT, NO DECK, W/ A/C, SB12 A5, HRV AND DWHR REQUIRED, DPNs 3943, 3945, 3947, 3949	4	762,000
GREG BROPHEY PROSPERITY HOMES LIMITED	3959 Mia Ave I	Erect-Street Townhouse - Condo ERECT 3 UNIT TOWNHOUSE BLOCK I DPNs 3957, 3955, 3953	3	576,000



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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Greg Brophrey Prosperity Homes Limited	3964 Mia Ave J	Erect-Street Townhouse - Condo ERRECT NEW STREET TOWNHOUSE CONDO BLOCK J, 3 UNITS, 2 STOREY, 1 CAR, 3 BED, UNFINISHED BASEMENT, NO DECK, W/ A/C, SB12 A5, HRV AND DWHR REQUIRED DPN 3934, 3936, 3938 Mia Ave	3	578,400
Greg Brophrey Prosperity Homes Limited	3964 Mia Ave K	Erect-Street Townhouse - Condo ERRECT NEW STREET TOWNHOUSE CONDO BLOCK K, 4 UNIT, 2 STOREY, 1 CAR, 3 BED, UNFINISHED BASEMENT, NO DECK, W/ A/C, SB12 A5, HRV AND DWHR REQUIRED, DPN 3944, 3946, 3948, 3950	4	744,000
Greg Brophrey Prosperity Homes Limited	3964 Mia Ave L	Erect-Townhouse - Cluster SDD ERRECT NEW STREET TOWNHOUSE CONDO BLOCK L, 4 UNITS, 2 STOREY, 1 CAR, 3 BED, UNFINISHED BASEMENT, NO DECK, W/ NO A/C, SB12 A5, DPN 3956, 3958, 3960 & 3962. Soils Report Required.	4	762,000
Greg Brophrey Prosperity Homes Limited	3964 Mia Ave M	Erect-Street Townhouse - Condo ERRECT NEW STREET TOWNHOUSE CONDO BLOCK M, 4 UNITS, 2 STOREY, 1 CAR, 3 BED, UNFINISHED BASEMENT, NO DECK, W/ A/C, SB12 A5, DPN 3970, 3972, 3974, 3976	4	744,000
Greg Brophrey Prosperity Homes Limited	3964 Mia Ave N	Erect-Townhouse - Cluster SDD ERRECT NEW STREET TOWNHOUSE CONDO BLOCK N, 4 UNITS, 2 STOREY, 1 CAR, 3 BED, UNFINISHED BASEMENT, NO DECK, W/ NO A/C, SB12 A5, DPN 3984-3986-3988-3990	4	763,200
Stonehedge Towers Limited	619 William St	Alter Apartment Building EXTERIOR STRUCTURAL REPAIR	0	450,000
MAPLEROSE HOLDINGS (CANADA) INC MAPLEROSE HOLDINGS (CANADA) INC	784 Wharnccliffe Rd S	Alter Retail Store CM - INTERIOR FIT UP FOR NEW RETAIL STORE.	0	110,000
LHSC LHSC - LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Alter Hospitals Replacement of existing fan coil units and associated ERV.	0	160,000
	9 Westdale Ave	Erect-Duplex ERRECT SDD C/W SECONDARY DWELLING UNIT IN BASEMENT, 1 STORY, 2 CAR GARAGE, FINISHED BASEMENT, 5 BEDROOMS, COVERED REAR PORCH, NO A/C, SB-12 EGH80-15, LOT 35 REGISTERED PLAN NO. 630, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	2	364,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	915 Upperpoint Ave	Install-Townhouse - Cluster SDD INSTALL SITE SERVICES		900,000





**City of London - Building Division**

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

**Commercial building permits issued - subject to Development Charges under By-law C.P. -1551-227**

**OWNER**

UPTOWN COMMERCIAL CENTRE 2560334 ONTARIO LMT 2560334 ONTARIO INC O/A UPTOWN COMMERCIAL CENTRE	LIMITED 5001740 5001740 ONTARIO LIMITED
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*Commercial Permits regardless of construction value*