

## 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  
January 2022

**Date:** February 28, 2022

## Recommendation

That the report dated February 28, 2022 entitled “Building Division Monthly Report January 2022”, **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 January 2022.

## 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 January 2022. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity for the Month of January 2022”, as well as respective “Principle Permits Reports”.

### 2.0 Discussion and Considerations

#### 2.1 Building permit data and associated inspection activities – January 2022

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

As of January 2022, a total of 311 permits were issued, with a construction value of \$58.3 million, representing 144 new dwelling units. Compared to the same period in 2021, this represents a 4.0% increase in the number of building permits, with a 8.1% decrease in construction value and an 17.1% increase in the number of dwelling units constructed.

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

As of the end of January 2022, the number of building permits issued for the construction of single and semi-detached dwellings was 87, representing a 15.5% decrease over the same period in 2021.

### Number of Applications in Process

As of the end of January 2022, 960 applications are in process, representing approximately \$1.43 billion in construction value and an additional 2,650 dwelling units compared with 1,044 applications, with a construction value of \$812 million and an additional 1,957 dwelling units in the same period in 2021.

### Rate of Application Submission

Applications received in January 2022 averaged to 14.9 applications per business day, for a total of 298 applications. Of the applications submitted, 21 were for the construction of single detached dwellings and 8 townhouse units.

### Permits issued for the month

In January 2022, 311 permits were issued for 144 new dwelling units, totaling a construction value of \$58.3 million.

### Inspections – Building

A total of 2,536 inspection requests were received with 2,453 inspections being conducted.

In addition, 14 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 2,536 inspections requested, 98% were conducted within the provincially mandated 48 hour period.

### Inspections - Code Compliance

A total of 544 inspection requests were received, with 483 inspections being conducted.

An additional 147 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 544 inspections requested, 98% were conducted within the provincially mandated 48 hour period.

### Inspections - Plumbing

A total of 1,085 inspection requests were received with 1,375 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 1,085 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

## **2020 Permit Data**

To the end of January, a total of 289 permits were issued, with a construction value of \$50.3 Million, representing 78 new dwelling units. The number of single/semi detached dwelling units was 51.

## **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 January 2022. Attached as Appendix "A" to this report is a "Summary Listing of Building Construction Activity" for the month of January 2022 as well as "Principle Permits Reports".

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

**Submitted by:** Scott Mathers, P.Eng.  
**Deputy City Manager**  
**Planning and Economic Development**

**Recommended by:** Scott Mathers, P.Eng.  
**Deputy City Manager**  
**Planning and Economic Development**

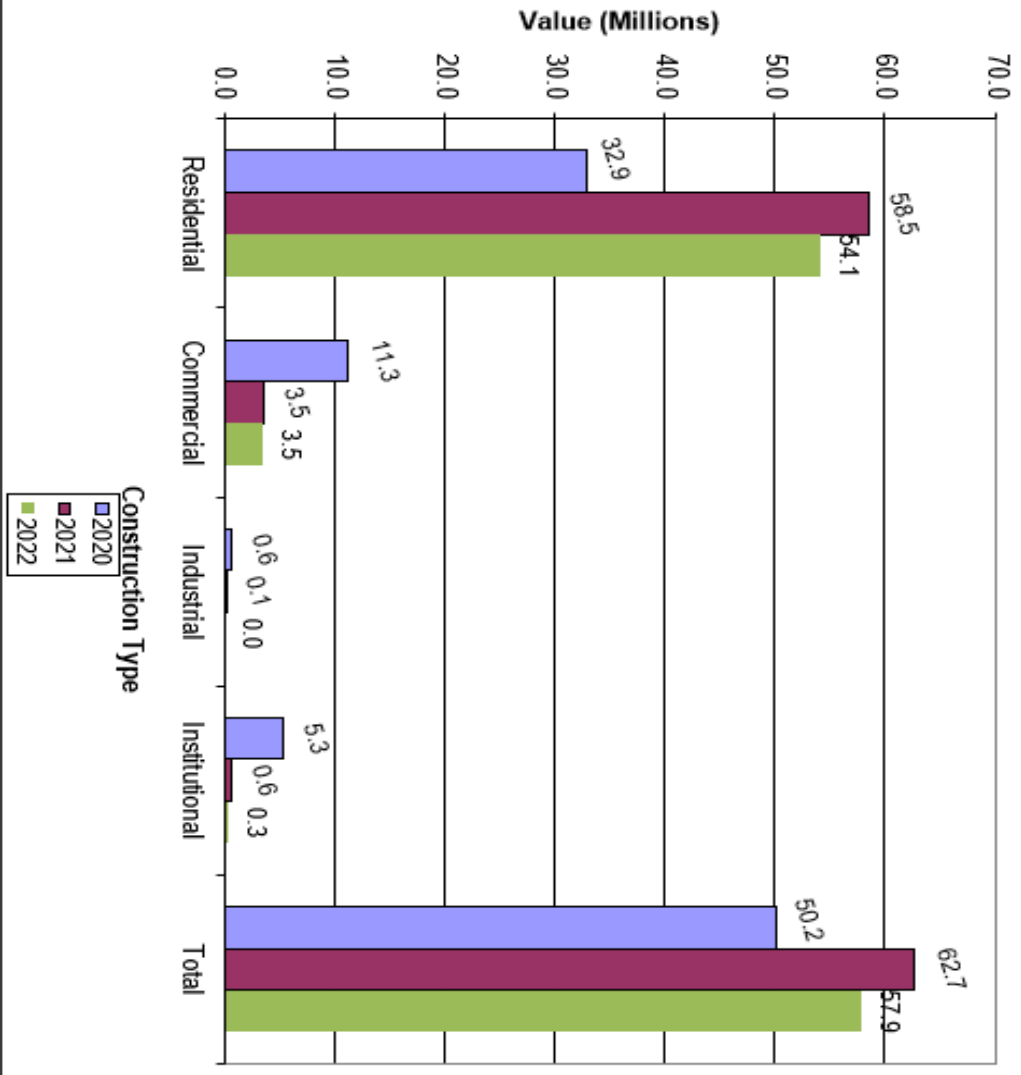
# CITY OF LONDON

## SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF January 2022

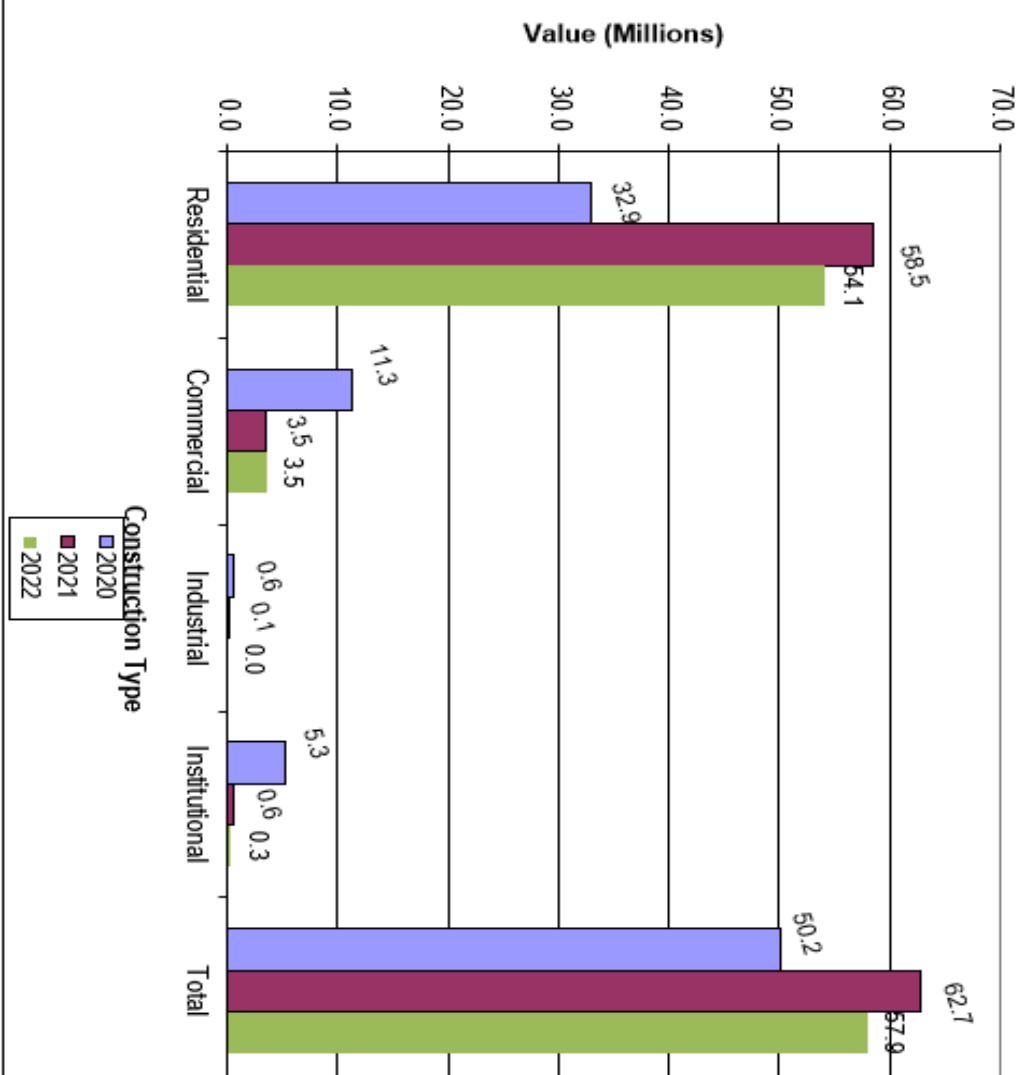
CLASSIFICATION	January 2022				to the end of January 2022				January 2021				to the end of January 2021				January 2020				to the end of January 2020			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS			
SINGLE DETACHED DWELLINGS	87	36,774,520	87	87	36,774,520	87	102	44,093,300	102	102	44,093,300	102	51	23,106,520	51	51	23,106,520	51	51	23,106,520	51			
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
TOWNHOUSES	15	12,446,800	44	15	12,446,800	44	9	4,200,800	12	9	4,200,800	12	10	4,679,400	16	10	4,679,400	16	10	4,679,400	16			
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
RESALTER & ADDITIONS	132	4,878,695	13	132	4,878,695	13	111	10,190,060	9	111	10,190,060	9	97	5,105,900	6	97	5,105,900	6	97	5,105,900	6			
COMMERCIAL - ERECT	0	0	0	0	0	0	1	976,500	0	1	976,500	0	0	0	0	0	0	0	0	0	0			
COMMERCIAL - ADDITION	1	500,000	0	1	500,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
COMMERCIAL - OTHER	22	3,004,259	0	22	3,004,259	0	23	2,533,200	0	23	2,533,200	0	48	11,328,506	0	48	11,328,506	0	48	11,328,506	0			
INDUSTRIAL - ERECT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
INDUSTRIAL - ADDITION	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
INDUSTRIAL - OTHER	0	0	0	0	0	0	4	108,800	0	4	108,800	0	8	629,500	0	8	629,500	0	8	629,500	0			
INSTITUTIONAL - ERECT	0	0	0	0	0	0	0	0	0	0	0	0	1	575,000	0	1	575,000	0	1	575,000	0			
INSTITUTIONAL - ADDITION	0	0	0	0	0	0	1	100,000	0	1	100,000	0	1	2,000,000	0	1	2,000,000	0	1	2,000,000	0			
INSTITUTIONAL - OTHER	5	324,000	0	5	324,000	0	5	530,000	0	5	530,000	0	10	2,754,500	0	10	2,754,500	0	10	2,754,500	0			
AGRICULTURE	0	0	0	0	0	0	0	0	0	0	0	0	1	100,000	0	1	100,000	0	1	100,000	0			
SWIMMING POOL FENCES	9	339,000	0	9	339,000	0	9	293,500	0	9	293,500	0	2	45,000	0	2	45,000	0	2	45,000	0			
ADMINISTRATIVE	6	50,000	0	6	50,000	0	5	0	0	5	0	0	4	0	0	4	0	0	4	0	0			
DEMOLITION	5	0	5	5	0	5	0	0	0	0	0	0	8	0	5	8	0	5	8	0	5			
SIGN/CANOPY - CITY PROPERTY	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0			
SIGN/CANOPY - PRIVATE PROPERTY	29	0	0	29	0	0	27	0	0	27	0	0	48	0	0	48	0	0	48	0	0			
<b>TOTALS</b>	<b>311</b>	<b>58,317,274</b>	<b>144</b>	<b>311</b>	<b>58,317,274</b>	<b>144</b>	<b>299</b>	<b>63,026,160</b>	<b>123</b>	<b>299</b>	<b>63,026,160</b>	<b>123</b>	<b>289</b>	<b>50,324,326</b>	<b>78</b>	<b>289</b>	<b>50,324,326</b>	<b>78</b>	<b>289</b>	<b>50,324,326</b>	<b>78</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 January



### Construction Value of Building Permits January



**City of London - Building Division**  
**Principal Permits Issued from January 1, 2022 to January 31, 2022**

Owner	Project Location	Proposed Work	No. of Units	Construction Value
HOMESTEAD LAND HOLDINGS LTD. HOMESTEAD LAND HOLDINGS LTD.	1 Grosvenor St 110 Lincoln Pl	Alter Apartment Building STRUCTURAL REPAIRS TO PARKING GARAGE Alter Duplex ALTER ALL FLOORS OF EXISTING 2 UNIT DWELLING w/ NEW HVAC	0 0	350,000 150,000
CALLOWAY REIT (LONDON N) INC. CALLOWAY REIT (LONDON N) INC.	1250 Fanshawe Park Rd W 2318836 Ontario Inc	Alter Retail Store CM - INTERIOR ALTERATIONS UNIT B-02 OLD NAVY Alter Beauty Parlours CM - INTERIOR FITUP FOR HAIR SALON *****A CITY OF LONDON BUSINESS LICENCE IS REQUIRED*****	0 0	161,231 150,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1547 Moe Norman Pl	Erect-Townhouse - Cluster SDD ERECT SDD TOWNHOUSE CLUSTER, 1 STOREY, 2 CAR GARAGE, 2 BEDROOMS, UNFINISHED BASEMENT, REAR COVERED PORCH, A/C INCLUDED, HOT2000, HRV&DWHR REQUIRED.	1	364,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1608 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 1 STOREY, 3 CAR GARAGE, 3 BEDROOM, PARTIALLY FINISHED BASEMENT, COVERED PORCH, NO DECK, A/C INCLUDED, HOT2000, 33R-20077 Part 24, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	394,500
YORK DEVELOPMENTS YORK DEVELOPMENTS	1876 Oxford St W	Alter Retail Store ALTER INTERIOR FOR UNIT 5 RETAIL STORE	0	116,100
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	234 Edgevalley Rd G	Erect-Townhouse - Condo ERECT 3 STOREY TOWNHOUSE, BLOCK G, 8 UNITS DP1s 74, 76, 78, 80, 82, 84, 86, 88	8	2,400,000
Thames Valley District School Board Thames Valley District School Board	2435 Buroak Dr	Alter Schools Elementary, Kindergarten IS - CHILD CARE KITCHEN UPGRADE	0	150,000
WESTHAVEN HOMES (2008) INC. WESTHAVEN HOMES (2008) INC.	2835 Sheffield Pl 26	Erect-Townhouse - Cluster SDD ERECT SDD, 2 STOREY, 2 CAR GARAGE, 4 BEDROOMS, FINISHED WALKOUT BASEMENT, NO DECK, NO A/C, SB12-A1, HRV&DWHR REQUIRED.	1	421,500
WESTHAVEN HOMES (2008) INC. WESTHAVEN HOMES (2008) INC.	2835 Sheffield Pl 28	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 3 STOREY, 2 CAR, 4 BED, UNFINISHED WALKOUT BASEMENT, NO DECK, W/ A/C, SB12 A1, 33M782 LOT 14, UTRCA, HRV AND DWHR REQUIRED, SOILS REPORT REQUIRED.	1	511,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	2835 Sheffield Pl 30	Erect-Townhouse - Cluster SDD ERECT TOWNHOUSE CLUSTER SDD, 2 STOREY, 3 CAR GARAGE, 4 BEDROOM, PARTIALLY FINISHED BASEMENT, NO DECK, NO A/C, SB-12 A1, HRV & DWHR REQUIRED	1	502,000

**City of London - Building Division**  
**Principal Permits Issued from January 1, 2022 to January 31, 2022**

Owner	Project Location	Proposed Work	No. of Units	Construction Value
DOMDAY DEVELOPMENTS INC DOMDAY DEVELOPMENTS INC	2835 Sheffield Pl 44	Erect-Townhouse - Cluster SDD ERCT 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
PULSE COMMUNITIES (RHYTHM 1) INC. PULSE COMMUNITIES (RHYTHM 1) INC.	3575 Southbridge Ave C	Erect-Townhouse - Condo ERCT 6 UNIT TOWNHOUSE BLOCK C, 2 STOREYS, DPNS 18, 20, 22, 24, 26, 28 SOILS REPORT REQUIRED.	6	1,194,000
PULSE COMMUNITIES (RHYTHM 1) INC. PULSE COMMUNITIES (RHYTHM 1) INC.	3575 Southbridge Ave F	Erect-Townhouse - Condo ERCT 4 UNIT STREET TOWNHOUSE BLOCK F, 2 STOREYS, DPNS 51, 53, 55, 57, SOILS REPORT REQUIRED.	4	1,200,000
PULSE COMMUNITIES (RHYTHM 1) INC. PULSE COMMUNITIES (RHYTHM 1) INC.	3575 Southbridge Ave H	Erect-Townhouse - Condo ERCT 6 UNIT STREET TOWNHOUSE BLOCK H, 2 STOREYS, DPNS 32, 34,36,38,40,&42 SOILS REPORT REQUIRED.	6	1,194,000
PULSE COMMUNITIES (RHYTHM 1) INC. PULSE COMMUNITIES (RHYTHM 1) INC.	3575 Southbridge Ave I	Erect-Townhouse - Condo ERCT 6 UNIT STREET TOWNHOUSE BLOCK I, 2 STOREYS, DPNS 44,46, 48, 50, 52 & 54, SOILS REPORT REQUIRED.	6	1,800,000
PULSE COMMUNITIES (RHYTHM 1) INC. PULSE COMMUNITIES (RHYTHM 1) INC.	3575 Southbridge Ave K	Erect-Street Townhouse - Condo ERCT 5 UNIT TOWNHOUSE BLOCK K - 2 STOREY, 1 CAR, 3 BED, UNFINISHED BASEMENT, W/ DECK, SB12 PERFORMANCE HOT2000 DPN 3565, 3563, 3561, 3559, 3557	5	994,800
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 17	Erect-Townhouse - Cluster SDD ERCT SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOMS, UNFINISHED BASEMENT, NO DECK, NO A/C, SB12-A5, HRV&DWHR REQUIRED	1	326,000
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 31	Erect-Townhouse - Cluster SDD ERCT CLUSTER SDD, 1 STOREY, 3BEDROOM, UNFINISHED BASEMENT, NO DECK, NO A/C, SB-A5, HRV&DWHR REQUIRED	1	326,000
YORK DEVELOPMENTS YORK DEVELOPMENTS	6990 Clayton Walk 53	Erect-Townhouse - Cluster SDD ERCT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 4 BEDROOMS, NO DECK, NO A/C, SB-12 A5, UNIT 27 DPN 53, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	386,000



City of London - Building Division

Principal Permits Issued from January 1, 2022 to January 31, 2022

Owner	Project Location	Proposed Work	No. of Units	Construction Value
CAPREIT APARTMENTS INC	740 Wonderland Rd S	Alter Apartment Building Balconies and exterior wall repairs	0	485,000

Total Permits 22 Units 44 Value 14,009,131

\* 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

Commercial Permits regardless of construction value