

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
February 2022

Date: May 9, 2022

Recommendation

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

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – February 2022

Permits Issued to the end of the month

As of February 2022, a total of 556 permits were issued, with a construction value of \$204.7 million, representing 374 new dwelling units. Compared to the same period in 2021, this represents a 7.64% decrease in the number of building permits, with a 27.4% increase in construction value and an 49.6% increase in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of February 2022, the number of building permits issued for the construction of single and semi-detached dwellings was 126, representing a 31.5% increase over the same period in 2021.

Number of Applications in Process

As of the end of February 2022, 1,089 applications are in process, representing approximately \$2.7 billion in construction value and an additional 5,989 dwelling units compared with 1,019 applications, with a construction value of \$809 million and an additional 1,985 dwelling units in the same period in 2021.

Rate of Application Submission

Applications received in February 2022 averaged to 16 applications per business day, for a total of 303 applications. Of the applications submitted 31 were for the construction of 23 single detached dwellings and 45 townhouse units.

Permits issued for the month

In February 2022, 245 permits were issued for 230 new dwelling units, totaling a construction value of \$146.4 million.

Inspections – Building

A total of 2,312 inspection requests were received with 2,192 inspections being conducted.

In addition, 5 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 2,312 inspections requested, 99% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 551 inspection requests were received, with 467 inspections being conducted.

An additional 157 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 551 inspections requested, 99% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 912 inspection requests were received with 1,188 inspections being conducted related to building permit activity.

An additional 11 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 912 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2020 Permit Data

To the end of February , a total of 533 permits were issued, with a construction value of \$100.5 Million, representing 141 new dwelling units. The number of single/semi detached dwelling units was 111.

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 February 2022. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity” for the month of February 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, MPA, P.Eng.
Deputy City Manager
Planning and Economic Development

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

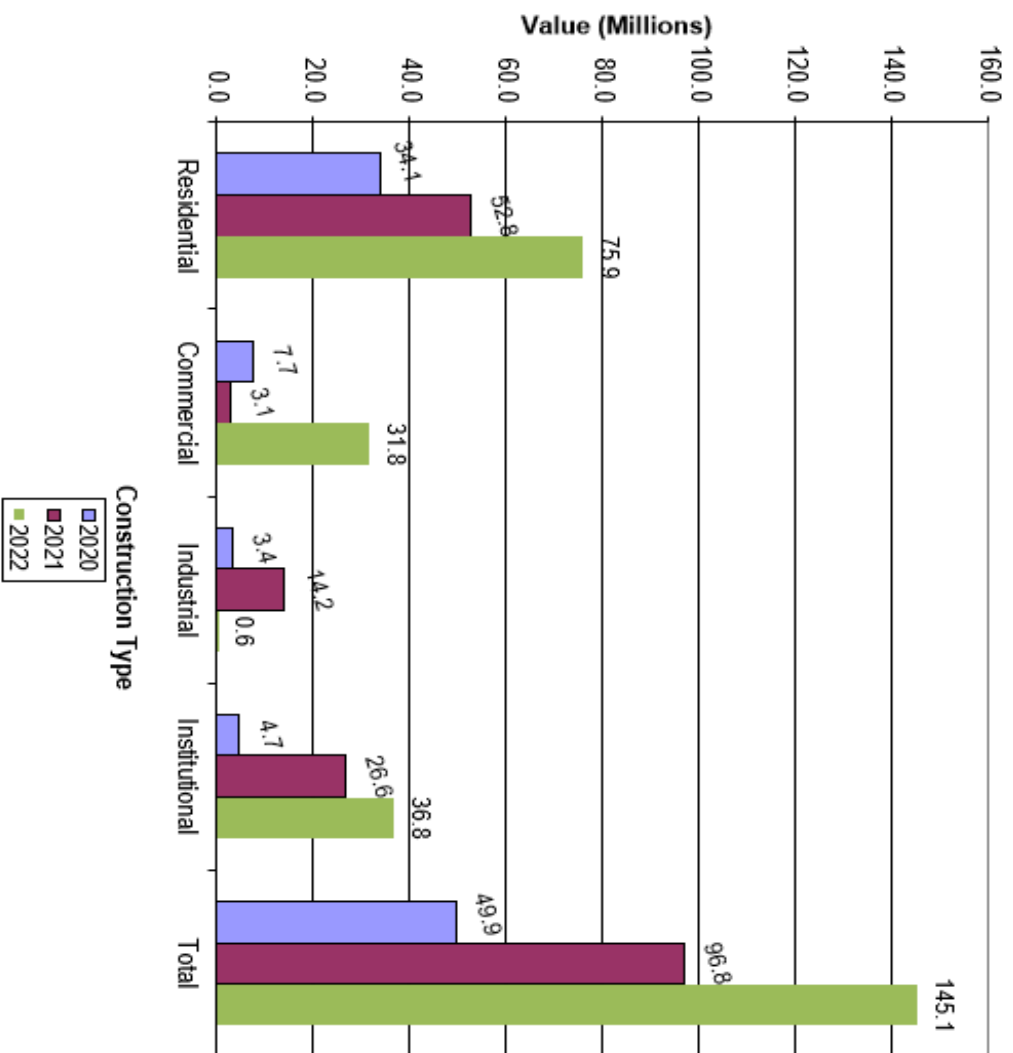
APPENDIX "A"

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

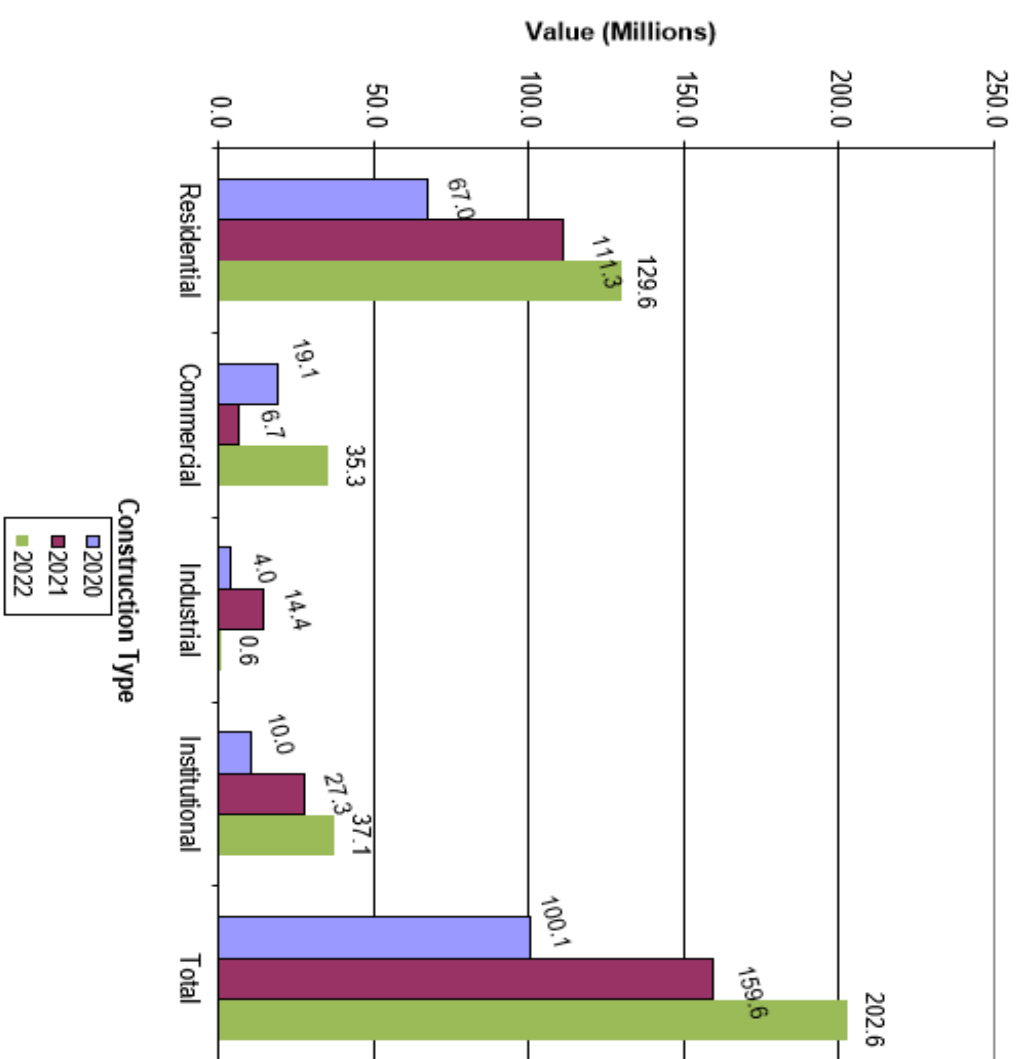
CLASSIFICATION	February 2022				to the end of February 2022				February 2021				to the end of February 2021				February 2020				to the end of February 2020			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS			
SINGLE DETACHED DWELLINGS	39	19,673,533	39	126	56,448,053	126	82	37,231,400	82	185	81,567,700	184	60	26,144,600	60	111	48,251,120	111						
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	11	17,058,409	75	25	29,072,209	118	12	11,709,800	36	21	15,910,600	48	6	2,394,500	6	16	7,063,900	16						
DUPLEX, TRIXLEX, QUAD, ART BLDG	3	29,330,190	103	3	29,330,190	103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
RESALTER & ADDITIONS	106	9,666,266	12	238	14,746,980	25	103	3,862,500	9	213	13,809,560	18	99	5,595,575	2	196	10,701,475	196						
COMMERCIAL - ERECT	4	31,150,000	0	4	31,150,000	0	0	0	0	1	976,500	0	1	940,000	0	1	940,000	1						
COMMERCIAL - ADDITION	0	0	0	1	500,000	0	0	0	0	0	0	0	2	2,001,800	0	2	2,001,800	2						
COMMERCIAL - OTHER	11	682,700	0	33	3,666,959	0	23	3,141,614	0	46	5,674,814	0	28	4,799,000	0	76	16,127,506	76						
INDUSTRIAL - ERECT	0	0	0	0	0	0	2	14,195,000	0	2	14,195,000	0	1	3,000,000	0	1	3,000,000	1						
INDUSTRIAL - ADDITION	0	0	0	0	0	0	0	0	0	0	0	0	1	118,800	0	1	118,800	1						
INDUSTRIAL - OTHER	4	566,000	0	4	566,000	0	2	51,000	0	6	159,800	0	3	261,000	0	11	890,500	11						
INSTITUTIONAL - ERECT	1	36,000,000	0	1	36,000,000	0	1	12,000,000	0	1	12,000,000	0	0	0	0	1	575,000	1						
INSTITUTIONAL - ADDITION	0	0	0	0	0	0	1	1,663,366	0	2	1,763,366	0	0	0	0	1	2,000,000	1						
INSTITUTIONAL - OTHER	3	818,000	0	8	1,142,000	0	7	12,977,100	0	12	13,507,100	0	9	4,657,500	0	19	7,412,000	19						
AGRICULTURE	1	250,000	0	1	250,000	0	0	0	0	0	0	0	0	0	0	1	100,000	1						
SWIMMING POOL FENCES	11	502,933	0	20	841,933	0	26	771,600	0	35	1,065,100	0	7	269,000	0	9	314,000	9						
ADMINISTRATIVE	9	510,000	0	15	560,000	0	5	80,000	0	10	80,000	0	2	0	0	6	0	6						
DEMOLITION	12	0	9	17	0	14	8	0	6	8	0	6	6	0	4	14	0	9						
SIGN/CANOPY - CITY PROPERTY	1	0	0	1	0	0	2	0	0	4	0	0	0	0	0	0	0	0						
SIGN/CANOPY - PRIVATE PROPERTY	29	0	0	58	0	0	29	0	0	56	0	0	19	0	0	67	0	0						
TOTALS	245	146,412,050	229	555	204,296,324	372	303	97,683,400	127	602	180,709,560	250	244	50,171,775	88	533	100,496,101	141						

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 February 2022



Construction Value of Building Permits January to February 2022



City of London - Building Division

Principal Permits Issued from February 1, 2022 to February 28, 2022

Owner	Project Location	Proposed Work	No. of Units	Construction Value
UWO BOARD OF GOVERNORS UWO, BOARD OF GOVERNORS	100 Phillip Aziz Ave	Alter University Partial demolition of an existing lounge area and also a second floor washroom, new construction to both areas, including new air handler and rooftop condenser.	0	300,000
Custom Service Corp	103 Elmwood Ave E	Alter Duplex ALTER SECOND FLOOR TO CREATE SECOND DWELLING UNIT, RENOVATE MAIN FLOOR	1	150,000
BLUESTONE PROPERTIES INC.	107 Base Line Rd W	Add Garage for Apartment Building ERECT PARKING GARAGE - Shell Permit Only. Includes underground plumbing. Separate Site Servicing Permit. Prior to Full Permit: Provide sealed stair guards shop drawings to the Building Division for review prior to work in these areas. Provide Fire Shutter design and Installation Details for review prior to installation.		3,842,750
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1080 Upperpoint Ave E	Erect-Townhouse - Condo ERECT TOWNHOUSE CONDO BLOCK E, 2 STOREY, 2 CAR GARAGE, 3 BEDROOM-2UNIT, 2BEDROOM-1UNIT UNFINISHED BASEMENT, DECK INCLUDED ,A/C INCLUDED, SB-12 A4, HRV & DWHR REQUIRED, DPN 31, 33, 35	3	920,000
BOARDWALK REIT PROPERTIES BOARDWALK REIT PROPERTIES	112 Base Line Rd W	Alter Apartment Building ALTER FOR BALCONY REPAIR AND GUARD REPLACEMENTS.	0	274,180
6763332 CANADA INC. REALTY ADVISORS INC. 6763332 CANADA INC., C/O TROVEST REALTY ADVISORS INC.	1230 Wellington Rd	Alter Retail Store INTERIOR ALTER FOR NEW RETAIL STORE	0	200,000
Middlesex Condominium Corporation No. 301	1247 Huron St	Alter Townhouse - Condo Replace and repair existing water service, sanitary and storm sewers.	0	550,000
2606445 Ontario Inc	160 Emery St W	Alter Apartment Building REMOVE AND REPLACEMENT OF BALCONY GUARDS	0	166,380
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1626 Ed Eivasti Lane	Erect-Townhouse - Cluster SDD ERECT Cluster SDD, 1 Storey, 2 Car Garage + Golf Cart Park, Unfinished Basement, 2 Bedrooms, Rear Covered Porch, NO A/C, HOT2000, PART 21 PART OF BLOCK 1, 33M-721(33R-20077), HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	340,000
Fletcher Andrew Ray,Fletchdale Jersey Farm Ltd	2067 Callingham Dr	Erect-Farm Workshop ERECT NEW POLE BARN		110,000
1803299 ONTARIO INC 1803299 ONTARIO INC	2106 Glanworth Dr 2290 Scanlan St	Alter Warehousing ALTERATION- INSTALL RACKING SYSTEM FOR STORAGE	0	250,000 500,000

City of London - Building Division

Principal Permits Issued from February 1, 2022 to February 28, 2022

Owner	Project Location	Proposed Work	No. of Units	Construction Value
DREWLO HOLDINGS INC DREWLO HOLDINGS INC	234 Edgevalley Rd B	Erect-Townhouse - Condo ERECT 3 STOREY STACKED TOWNHOUSE CONDO BLOCK B - 10 UNITS DPN 61, 63, 65, 67, 69, 71, 73, 75, 77, 79- A/C INCLUDED	10	1,886,400
DREWLO HOLDINGS INC DREWLO HOLDINGS INC	234 Edgevalley Rd C	Erect-Townhouse - Condo ERECT 3 STOREY STACKED TOWNHOUSE CONDO BLOCK C - 8 UNITS DPN 45, 47, 49, 51, 53, 55, 57, 59- A/C INCLUDED	8	1,514,400
DREWLO HOLDINGS INC DREWLO HOLDINGS INC	234 Edgevalley Rd D	Erect-Townhouse - Condo ERECT 3 STOREY STACKED TOWNHOUSE CONDO BLOCK D - 12 UNITS DPN 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 - A/C INCLUDED	12	2,262,000
DREWLO HOLDINGS INC DREWLO HOLDINGS INC	234 Edgevalley Rd E	Erect-Townhouse - Condo ERECT 3 STOREY STACKED TOWNHOUSE CONDO BLOCK E - 10 UNITS DPN 25, 27, 29, 31, 33, 35, 37, 39, 41, 43 - A/C INCLUDED	10	1,887,600
DREWLO HOLDINGS INC DREWLO HOLDINGS INC	234 Edgevalley Rd F	Erect-Townhouse - Condo ERECT 3 STOREY STACKED TOWNHOUSE CONDO BLOCK F - 8 UNITS DPN 58, 60, 62, 64, 66, 68, 70, 72 - A/C INCLUDED	8	2,734,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	235 Kennington Way	Install-Townhouse - Condo Install site services.		900,000
Middlesex Condominium Corporation No. 251	250 Sydenham St	Alter Apartment Building REPLACE CHILLER AND MAKE UP AIR ROOF TOP UNITS	0	365,000
HOME DEPOT C/O PROP TAX DEPT HOME DEPOT HOLDINGS INC. 7033, C/O PROP TAX DEPT	3035 Wonderland Rd S	Install-Tent Install garden center from April 15 to August 1, 2022		485,000
COSTCO WHOLESALE COSTCO WHOLESALE	3140 Dingman Dr	Erect-Service Stations ERECT COSTCO GAS BAR CANOPY AND KIOSK FRR	0	1,700,000
COSTCO WHOLESALE COSTCO WHOLESALE	3140 Dingman Dr	Plan scanned into City Hub - Feb 2, 2022- BLD-283		
COSTCO WHOLESALE COSTCO WHOLESALE	3140 Dingman Dr	Erect-Retail store and warehouse ERECT COSTCO WAREHOUSE FRR/FP0	0	14,700,000
PULSE COMMUNITIES (RHYTHM 1) INC. PULSE COMMUNITIES (RHYTHM 1) INC.	3575 Southbridge Ave D	Erect-Townhouse - Condo ERECT 6 UNIT TOWNHOUSE BLOCK D, 2 STOREYS, DPNs 9, 11, 13, 15, 17, 19 SOILS REPORT REQUIRED.	6	1,400,000
PULSE COMMUNITIES (RHYTHM 1) INC. PULSE COMMUNITIES (RHYTHM 1) INC.	3575 Southbridge Ave G	Erect-Townhouse - Condo ERECT 6 UNIT TOWNHOUSE BLOCK G, 2 STOREYS, DPNs 21,23,25,27,29,31 SOILS REPORT REQUIRED.	6	1,203,600

City of London - Building Division
Principal Permits Issued from February 1, 2022 to February 28, 2022

Owner	Project Location	Proposed Work	No. of	Construction
			Units	Value
PULSE COMMUNITIES (RHYTHM I) INC. PULSE COMMUNITIES (RHYTHM I) INC.	3575 Southbridge Ave J	Erect-Townhouse - Condo ERECT NEW 6 UNIT TOWNHOUSE BLOCK J - 2 STOREY, 1 CAR, 3 BED, UNFINISHED BASEMENT, W/ DECK, SBI2 PERFORMANCE HOT2000 DPNS 56, 58, 60, 62, 64, 66	6	1,990,000
MOHAMED ABUHAJAR Goldfield Ltd.	4252 Lismer Lane A	Erect-Street Townhouse - Condo ERECT 3 STOREY Townhouse Building Bldg A - 5 units DPNS 4234, 4238, 4242, 4246, 4250 - deck & AC INCLUDED	5	920,409
JACQUELINE LOPEZ GROSS Uno 212 Inc	562 Waterloo St	Alter Dental Offices CM - INTERIOR FIT-UP FOR NEW DENTAIL OFFICE *****A RESIDENTIAL RENTAL UNIT LICENSE IS REQUIRED FOR THE DWELLING UNIT*****	0	200,000
IVY HOMES LTD IVY HOMES LTD	85 Oxford St W	Erect-Duplex ERECT DUPLEX, 2 STOREYS, NO GARAGE, UNFINISHED BASEMENT, 6 BEDROOMS, NO A/C, REAR DECK, SB-12 A1, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	2	1,029,150
Total Permits 28			Units 78	Value 42,780,869

** 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 INC. 2560533
ONTARIO INC. 2560533
ONTARIO INC. O/A STONEY
CREEK COMMERCIAL INC.
WHOLESALE COSTCO
COSTCO WHOLESALE

Commercial Permits regardless of construction value