

## 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  
March, 2022

**Date:** May 30, 2022

## Recommendation

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

### 2.0 Discussion and Considerations

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

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

As of March 2022, a total of 894 permits were issued, with a construction value of \$283.7 million, representing 477 new dwelling units.

Compared to the same period in 2021, this represents a 16.29% decrease in the number of building permits, with a 27.48% decrease in construction value and an 39.21% decrease in the number of dwelling units constructed.

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

As of the end of March 2022, the number of building permits issued for the construction of single and semi-detached dwellings was 185, representing an 42.2% decrease over the same period in 2021.

### Number of Applications in Process

As of the end of March 2022, 1,258 applications are in process, representing approximately \$1.5 billion in construction value and an additional 2,841 dwelling units compared with 1,136 applications, with a construction value of \$711 million and an additional 1,974 dwelling units in the same period in 2021.

### Rate of Application Submission

Applications received in March 2022 averaged to 19.6 applications per business day, for a total of 450 applications. Of the applications submitted 60 were for the construction of single detached dwellings and 16 townhouse units.

### Permits issued for the month

In March 2022, 339 permits were issued for 105 new dwelling units, totaling a construction value of \$79.4 million.

### Inspections – Building

A total of 3,226 inspection requests were received with 2,890 inspections being conducted.

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

Of the 3,226 inspections requested, 97% were conducted within the provincially mandated 48 hour period.

### Inspections - Code Compliance

A total of 831 inspection requests were received, with 565 inspections being conducted.

An additional 105 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 831 inspections requested, 98% were conducted within the provincially mandated 48 hour period.

### Inspections – Plumbing

A total of 1,407 inspection requests were received with 1,693 inspections being conducted related to building permit activity.

An additional 2 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,407 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

## **2020 Permit Data**

To the end of March , a total of 776 permits were issued, with a construction value of \$150.2 Million, representing 242 new dwelling units. The number of single/semi detached dwelling units was 173.

## **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 March 2022. Attached as Appendix "A" to this report is a "Summary Listing of Building Construction Activity" for the month of March 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**

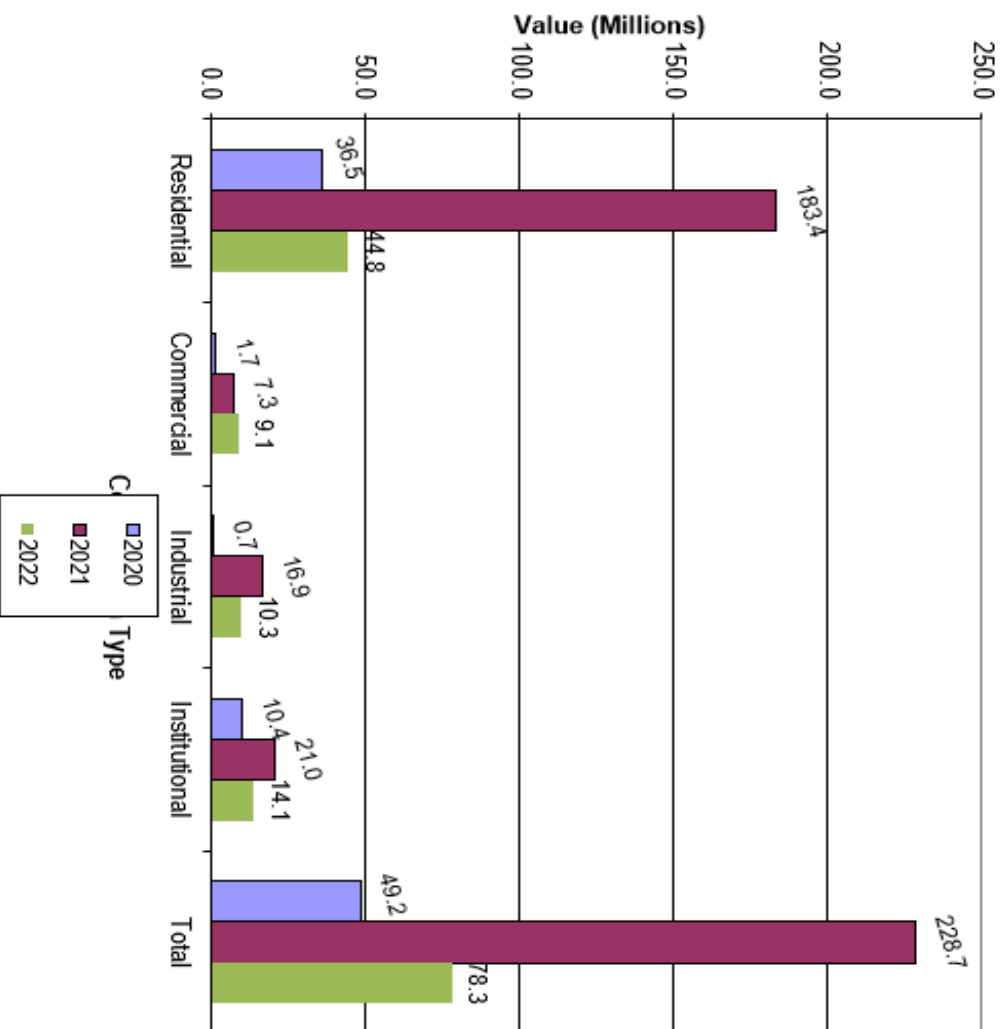
# CITY OF LONDON

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

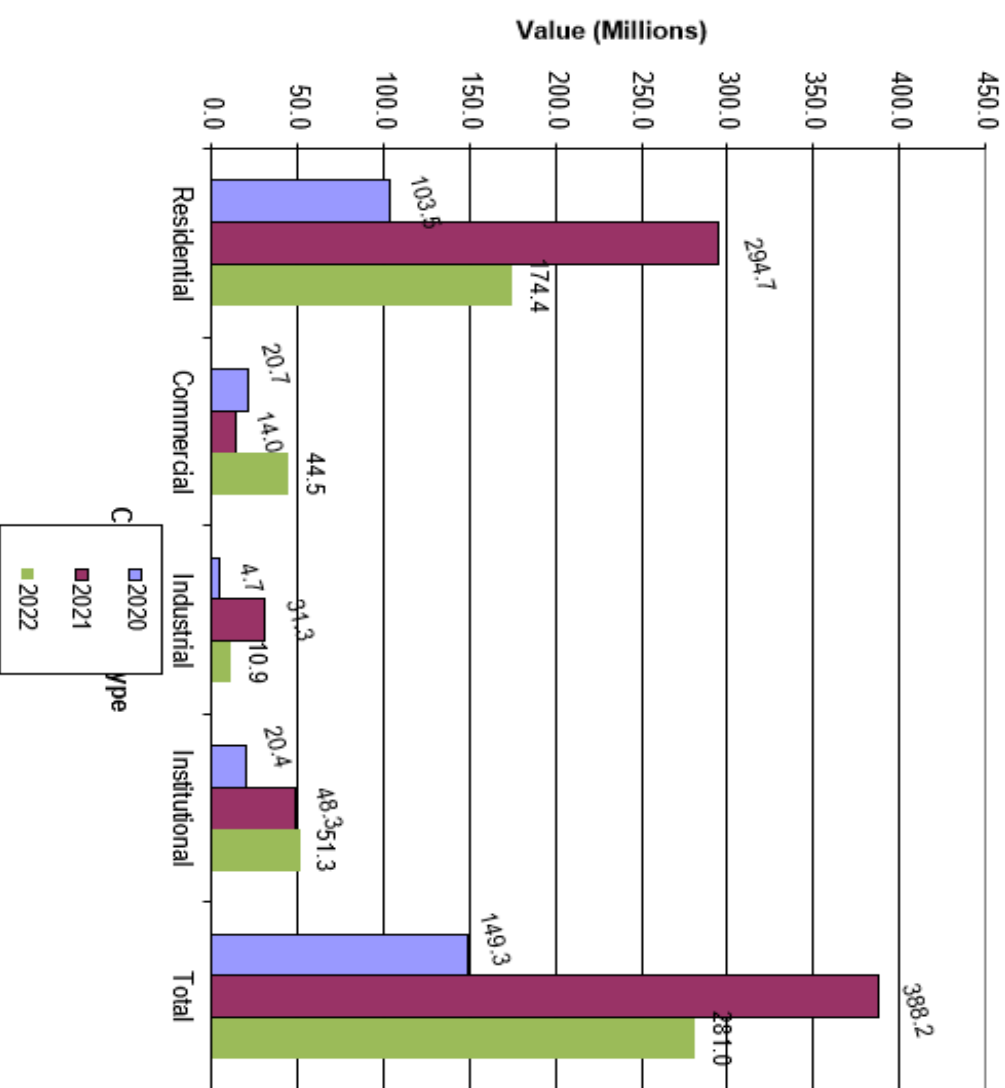
CLASSIFICATION	March 2022				March 2021				March 2020									
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS						
SINGLE DETACHED DWELLINGS	59	28,127,234	59	185	84,605,287	185	136	60,759,800	136	321	142,327,500	320	62	28,209,680	62	173	75,460,800	173
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	1	223,500	1	1	223,500	1	0	0	0	0	0	0
TOWNHOUSES	10	6,942,782	24	35	38,014,991	142	26	23,245,600	91	47	39,156,200	139	6	5,870,000	19	22	12,933,900	41
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	3	29,330,190	103	4	90,010,000	295	4	90,010,000	295	0	0	0	0	0	0
RESALTER & ADDITIONS	166	9,741,702	22	404	24,488,682	47	159	9,179,161	15	372	22,988,721	33	91	4,397,533	6	287	15,099,008	14
COMMERCIAL - ERECT	0	0	0	4	31,150,000	0	8	2,217,000	0	9	3,193,500	0	0	0	0	1	940,000	0
COMMERCIAL - ADDITION	1	450,000	0	2	950,000	0	1	120,000	0	1	120,000	0	0	0	0	2	2,001,800	0
COMMERCIAL - OTHER	27	8,669,982	0	60	12,356,941	0	30	5,002,200	0	76	10,677,014	0	20	1,668,400	0	96	17,795,906	0
INDUSTRIAL - ERECT	0	0	0	0	0	0	1	1,597,500	0	3	15,792,500	0	1	436,700	0	2	3,436,700	0
INDUSTRIAL - ADDITION	1	10,300,000	0	1	10,300,000	0	1	280,000	0	1	280,000	0	0	0	0	1	118,800	0
INDUSTRIAL - OTHER	2	3,300	0	6	571,300	0	3	15,035,000	0	9	15,194,800	0	3	223,337	0	14	1,113,837	0
INDUSTRIAL - ERECT	0	0	0	1	38,000,000	0	0	0	0	1	12,000,000	0	0	0	0	1	575,000	0
INSTITUTIONAL - ADDITION	0	0	0	0	0	0	1	200,000	0	3	1,963,386	0	0	0	0	1	2,000,000	0
INSTITUTIONAL - OTHER	8	14,112,237	0	16	15,254,237	0	8	20,798,850	0	20	34,305,950	0	17	10,419,200	0	36	17,831,200	0
AGRICULTURE	0	0	0	1	250,000	0	0	0	0	0	0	0	0	0	0	1	100,000	0
SWIMMING POOL FENCES	29	1,031,050	0	49	1,872,983	0	54	1,749,894	0	89	2,814,994	0	16	488,740	0	25	802,740	0
ADMINISTRATIVE	6	9,000	0	21	569,000	0	6	50,000	0	16	130,000	0	3	25,000	0	9	25,000	0
DEVOLUTION	2	0	2	19	0	16	10	0	9	18	0	15	5	0	5	19	0	14
SIGNS/CANOPY - CITY PROPERTY	0	0	0	1	0	0	0	0	0	4	0	0	1	0	0	1	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	28	0	0	86	0	0	17	0	0	73	0	0	18	0	0	85	0	0
<b>TOTALS</b>	<b>339</b>	<b>79,387,287</b>	<b>105</b>	<b>894</b>	<b>283,713,611</b>	<b>477</b>	<b>466</b>	<b>230,468,505</b>	<b>538</b>	<b>1,068</b>	<b>391,178,065</b>	<b>788</b>	<b>243</b>	<b>49,738,590</b>	<b>92</b>	<b>776</b>	<b>150,234,691</b>	<b>242</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 March



### Construction Value of Building Permits January to March



## City of London - Building Division

### Principal Permits Issued from March 1, 2022 to March 31, 2022

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1031 Upperpoint Ave F	Erect-Street Townhouse - Condo ERRECT NEW STREET TOWNHOUSE CONDO 5 UNITS BLOCK F, 2 STOREY, 1 CAR, 4 BED, UNFINISHED BASEMENT, NO DECK, W/ A/C, SB12 A1, DPN 1003,1005,1007,1009,1011	5	1,625,530
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1305 Riverbend Rd	Alter Retail Store Alter interior for existing flower shop to expand into next suite. Unit 120	0	142,740
London District Catholic School Board	1360 Oxford St W	Alter Schools Secondary, High, Jr. High ALTER INTERIOR FOR NEW BARRIER FREE WASHROOM	0	150,000
TOWNLINE PROPERTY LTD TOWNLINE ORCHARD PROPERTY LTD	1478 Westdal Brne	Install-Apartment Building INSTALL SITE SERVICES		300,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1531 Moe Norman Pl	Erect-Townhouse - Cluster SDD ERRECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE + GOLF CART PARK, PARTIALLY FINISHED BASEMENT, 3 BEDROOMS, REAR COVERED PORCH, NO A/C, SB-12 HOT 2000, PART OF BLOCK 6 PART 8 33R-18937, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	443,678
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1655 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD ERRECT NEW CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOMS, PARTIALLY FINISHED BASEMENT, COVERED DECK, A/C, SB-12 A3, LOT 16 PLAN 33M-721, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED.	1	459,687
CHECK NPLAN PRIOR TO ISSUANCE.				
The Ridge At Byron Inc	1710 Ironwood Rd 53	Erect-Townhouse - Cluster SDD ERRECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, UNFINISHED BASEMENT, REAR COVERED DECK, NO A/C, SB-12 A5, HRV & DWHR REQUIRED	1	409,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1866 Sandy Somerville Lane	Erect-Townhouse - Cluster SDD ERRECT NEW CLUSTER SDD, 1 STOREY, 2 CAR, 4 BED, UNFINISHED BASEMENT, COVERED REAR PATIO, W/A/C, SB12 PERFORMANCE HOT2000, PART BLOCK 1 33M-758 PART 7, SOIL REPORT REQUIRED, HRV AND DWHR REQUIRED	1	450,539
LUX HOMES INC. LUX HOMES DESIGN & BUILD INC.	1965 Upperpoint Gate I	Erect-Townhouse - Condo ERRECT TOWNHOUSE CONDO BLOCK I, 2 STOREY, 1 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, DECK INCLUDED, A/C INCLUDED, SB-12 A3, HRV & DWHR REQUIRED, DPN 49, 51,53, 55	4	778,800
LUX HOMES INC. LUX HOMES DESIGN & BUILD INC.	1965 Upperpoint Gate L	Erect-Townhouse - Condo ERRECT TOWNHOUSE BLOCK L, 4 UNITS, DPN's 50, 52, 54, 56	4	793,200

### City of London - Building Division

#### Principal Permits Issued from March 1, 2022 to March 31, 2022

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Sifton Properties Limited The Incorporated Synod Of The Diocese Of Huron	200 Queens Ave	Alter Offices CM - INTERIOR ALTERATIONS FOR OFFICE SUITE 501	0	365,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	2208 Jack Nash Dr	Add Townhouse - Cluster SDD ENCLOSE EXISTING PORCH AND CONVERT TO SUNROOM	0	150,000
Ray Foley Lakeshore Dunn Corporation	233 Wharcliffe Rd S	Install-Offices Installing hydronic heating system to serve new perimeter heaters.		250,000
London District Catholic School Board	268 Herkimer St	Alter Schools Elementary, Kindergarten Washrooms and HVAC upgrades	0	189,687
WESTHAVEN HOMES (2008) INC. WESTHAVEN HOMES (2008) INC.	2835 Sheffield Pl 10	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD - 2 STOREY, 2 CAR GARAGE, 5 BEDROOMS, FINISHED BASEMENT, NO DECK, NO A/C, SB-12 A1, LOT 5 LEVEL 1 M.V.L.C.P. No. 949, SOILS REPORT REQUIRED, HRV REQUIRED, DWHR REQUIRED.	1	568,500
DOMDAY DEVELOPMENTS INC DOMDAY DEVELOPMENTS INC	2835 Sheffield Pl 44	Erect-Townhouse - Cluster SDD ERECT SDD TOWNHOUSE CLUSTER, 2 STOREY, 2 CAR GARAGE, 4 BEDROOMS, FINISHED BASEMENT, NO DECK, NO A/C, SB12-A1, HRV&DWHR REQUIRED.	1	493,448
WESTWOOD POWER CENTRE INC. WESTWOOD POWER CENTRE INC.	3099 Wonderland Rd S	Alter Retail Store INTERIOR ALTER TO AN EXISTING RETAIL STORE FOR SEPHORA	0	615,000
Goal Ventures Inc	3130 Dingman Dr	Install-Retail Store CM - SITE SERVICING		2,700,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	360 Chippendale Cres	Alter Schools Elementary, Kindergarten HVAC upgrades and structural modification	0	1,610,550
1226 PROPERTY LIMITED	379 Horton St E	Add Offices Addition to commercial bldg, structural work to support roof top unit, plumbing rough-in for new washroom. Interior renovation of units 1 and 2 under separate permit.	0	450,000
MILLSTONE INC. MILLSTONE HOMES INC.	4252 Lismer Lane B	Erect-Street Townhouse - Condo ERECT 3 STOREY Townhouse Building Bldg B - 5 units DPNS 4254, 4258, 4262, 4266, 4270 - deck & AC INCLUDED	5	920,400
John Bellone Musical Instruments Limited	446 York St	Alter Out-Patient Clinic Interior alter for Carepoint Clinic	0	900,000
CAPRETT APARTMENTS INC. CAPRETT APARTMENTS INC.	75 Fiddlers Green Rd	Alter Apartment Building ALTER INTERIOR CEILING IN GROUND FLOOR LOBBY AND CORRIDOR	0	102,600
LONDON CROSSROADS CENTRE HOLDINGS INC. LONDON CROSSROADS CENTRE HOLDINGS INC.	765 Exeter Rd	Alter Retail Store INTERIOR ALTERATIONS FOR NEW TENANT	0	220,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	8 Mountsfield Dr	Install-Schools Elementary, Kindergarten Install upgrades to HVAC system. Shell Permit only, Provide Integrated Testing Coordinator Form and Testing Plan.		2,870,000



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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
TALU PROPERTIES INC TALU PROPERTIES INC	805 Chelton Rd	Install-Apartment - Condo Install site services.		2,866,627

Total Permits 26      Units 24      Value 20,824,986

*\* 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
1226 PROPERTY LIMITED

*Commercial Permits regardless of construction value*