

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
April 2022

Date: June 20, 2022

Recommendation

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

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – April 2022

Permits Issued to the end of the month

As of April 2022, a total of 1,235 permits were issued, with a construction value of \$471.6 million, representing 707 new dwelling units. Compared to the same period in 2021, this represents a 19% decrease in the number of building permits, with a 20.5% decrease in construction value and an 58% decrease in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of April 2022, the number of building permits issued for the construction of single and semi-detached dwellings was 246, representing an 42.5% decrease over the same period in 2021.

Number of Applications in Process

As of the end of April 2022, 1,400 applications are in process, representing approximately \$1.5 billion in construction value and an additional 2,961 dwelling units compared with 1,083 applications, with a construction value of \$709 million and an additional 1,478 dwelling units in the same period in 2021.

Rate of Application Submission

Applications received in April 2022 averaged to 26.2 applications per business day, for a total of 524 applications. Of the applications submitted 70 were for the construction of single detached dwellings and 120 townhouse units.

Permits issued for the month

In April 2022, 341 permits were issued for 230 new dwelling units, totaling a construction value of \$187.8 million.

Inspections – Building

A total of 2,701 inspection requests were received with 2,367 inspections being conducted.

In addition, 1 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 2,701 inspections requested, 95% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 639 inspection requests were received, with 456 inspections being conducted.

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

Of the 639 inspections requested, 95% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 1,194 inspection requests were received with 1,389 inspections being conducted related to building permit activity.

An additional 12 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,194 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2020 Permit Data

To the end of April , a total of 950 permits were issued, with a construction value of \$178 Million, representing 322 new dwelling units. The number of single/semi detached dwelling units was 197.

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

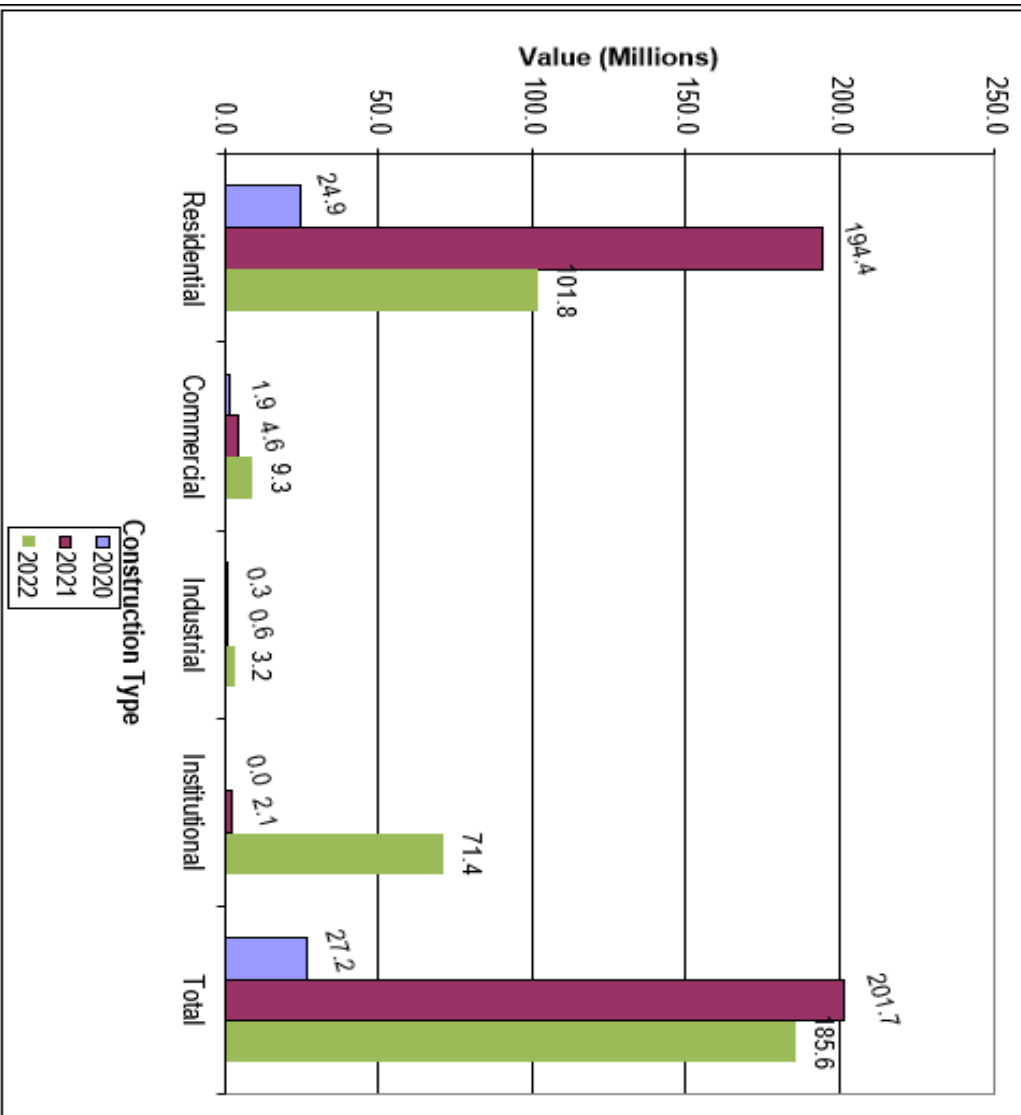
CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF April 2022

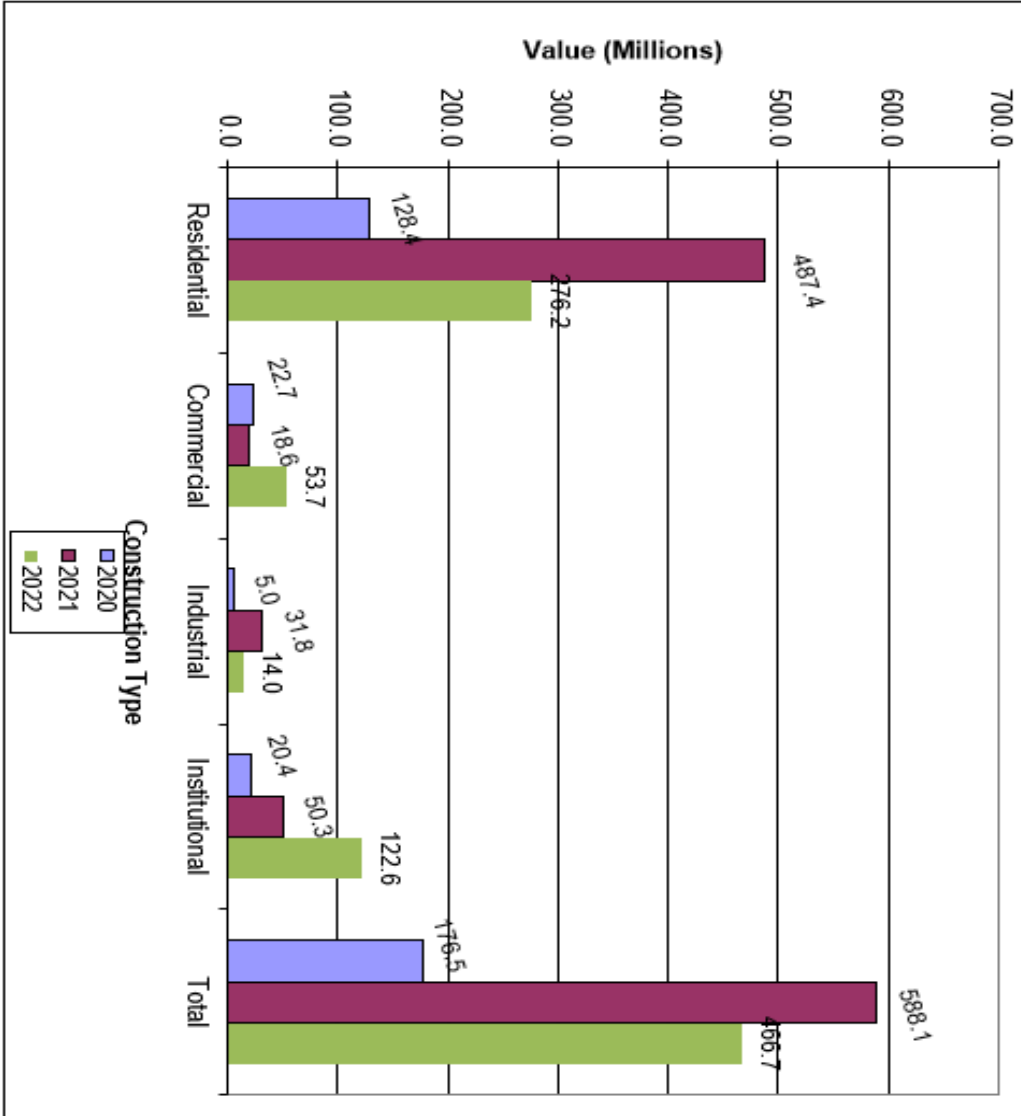
CLASSIFICATION	April 2022				to the end of April 2022				April 2021				to the end of April 2021				April 2020				to the end of April 2020			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS			
SINGLE DETACHED DWELLINGS	61	36,338,553	61	246	120,943,640	246	107	49,894,500	107	427	191,810,000	427	24	10,482,560	24	197	85,943,390	197						
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	1	223,500	1	0	0	0	0	0	0						
TOWNHOUSES	10	9,327,026	28	45	45,342,017	170	20	20,051,500	85	66	57,935,700	220	14	11,482,385	55	36	24,416,285	96						
DUPLEX, TRIPLEX, QUAD, APT BLDG	2	49,385,348	129	5	78,895,538	232	2	118,250,000	698	6	208,250,000	993	0	0	0	0	0	0						
RE-SALTER & ADDITIONS	127	6,778,160	12	531	31,286,842	59	161	6,163,550	11	533	28,152,271	44	73	2,977,415	1	360	18,076,423	15						
COMMERCIAL -ERECT	1	3,500,000	0	5	34,650,000	0	5	335,000	0	14	3,528,500	0	1	370,500	0	2	1,310,500	0						
COMMERCIAL - ADDITION	0	0	0	2	950,000	0	2	190,000	0	3	310,000	0	0	0	0	2	2,001,800	0						
COMMERCIAL - OTHER	34	5,785,055	0	94	18,141,996	0	38	4,084,240	0	114	14,761,254	0	11	1,581,400	0	107	19,357,305	0						
INDUSTRIAL - ERECT	0	0	0	0	0	0	0	0	0	3	15,792,500	0	0	0	0	2	3,436,700	0						
INDUSTRIAL - ADDITION	2	3,022,320	0	3	13,322,320	0	1	526,560	0	2	806,560	0	1	300,000	0	2	418,800	0						
INDUSTRIAL - OTHER	3	156,000	0	9	727,300	0	1	50,000	0	10	15,244,800	0	1	5,000	0	15	1,118,837	0						
INSTITUTIONAL - ERECT	1	62,000,000	0	2	98,000,000	0	0	0	0	1	12,000,000	0	0	0	0	1	575,000	0						
INSTITUTIONAL - ADDITION	0	0	0	0	0	0	0	1,992,500	0	3	1,963,386	0	0	0	0	1	2,000,000	0						
INSTITUTIONAL - OTHER	6	9,359,000	0	22	24,613,237	0	8	150,000	0	28	36,298,450	0	0	0	0	36	17,831,200	0						
AGRICULTURE	1	40,000	0	2	290,000	0	1	1,779,536	0	1	150,000	0	0	0	0	1	100,000	0						
SWIMMING POOL FENCES	53	2,041,879	0	102	3,914,862	0	72	62,000	0	161	4,594,530	0	16	529,966	0	41	1,332,706	0						
ADMINISTRATIVE	12	135,000	0	33	704,000	0	9	0	0	25	192,000	0	3	27,000	0	12	52,000	0						
DEMOLITION	11	0	8	30	0	24	9	0	4	27	0	19	0	0	0	19	0	14						
SIGN/CANOPY - CITY PROPERTY	0	0	0	1	0	0	0	0	0	4	0	0	0	0	0	1	0	0						
SIGN/CANOPY - PRIVATE PROPERTY	17	0	0	103	0	0	22	0	0	95	0	0	30	0	0	115	0	0						
TOTALS	341	187,848,141	230	1,235	471,561,752	707	458	203,529,386	901	1,524	593,023,451	1,685	174	27,736,226	80	950	177,970,917	322						

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 April



Construction Value of Building Permits January to April



City of London - Building Division

Principal Permits Issued from April 1, 2022 to April 30, 2022

Owner	Project Location	Proposed Work	No. of Units	Construction Value
1 ADELAIDE HOLDINGS LIMITED C/O BRIARLANE RENTAL PROPERTY MANAGEMENT 1 ADELAIDE HOLDINGS LIMITED C/O BRIARLANE RENTAL PROPERTY MANAGEMENT	1 Adelaide St N	Alter Offices Interior alter to create new office space	0	200,000
FIRST LONDON INVESTMENTS LIMITED FIRST LONDON INVESTMENTS LIMITED	1060 Wellington Rd	Alter Community College Interior alter for classrooms and games room	0	375,000
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrace Dr 1	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 4 BEDROOM, FINISHED BASEMENT, COVERED DECK, A/C, ENERGY STAR, M/LCP 958 LEVEL 1 UNIT 23; SOILS REPORT REQUIRED, HRV & DWHR REQUIRED	1	525,462
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1080 Upperpoint Ave F	Erect-Townhouse - Condo ERECT 4 UNIT TOWNHOUSE BLOCK F - 1 STOREY, 2 CAR, 2 BED(3UNIT), 3 BED(1UNIT) UNFINISHED BASEMENT, W/ DECK, SB12 PERFORMANCE HOT2000 DPNS 23, 25, 27, 29	4	704,400
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1080 Upperpoint Ave G	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE CONDO BLDG G 6 UNIT, 1 STOREY, 2 CAR GARAGE, 2 BED, UNFINISHED BASEMENT, W/ DECK, W/ A/C, SB12 A4, SOILS REQUIRED, HRV AND DWHR REQUIRED, UNITS 11, 13, 151 17, 19, 21	6	1,760,044
CORPORATION OF THE CITY OF LONDON CORPORATION OF THE CITY OF LONDON	109 Greenside Ave	Install-Water Filtration INSTALL - REMOVE 2 RDT UNITS FROM MEZZANINE IN RDT BUILDING. REPLACE WITH 1 RDT UNIT AND PATCH IN MEZZANINE.		150,000
2355907 Ontario Inc	1235 Richmond St	Alter Restaurant <= 30 People PROPOSED NEW INTERIOR ALTERATION OF MAIN FLOOR OF APARTMENT BUILDING INCLUDING NEW STARBUCKS	0	110,000
THOR RICHARDSON CALLOWAY REAL ESTATE INVESTMENT TRUST INC.	1268 Wayne Rd	Alter Restaurant INTERIOR ALTERATIONS AND PATIO EXTENSION	0	140,421
London Hunt & Country Club	1431 Oxford St W	Install-Clubs, Non Residential Install awning structure over existing rear patio		375,000
CF REALTY HLDG INC., FAIRVIEW CORP CF REALTY HLDG INC., C/O CADILLAC FAIRVIEW CORP	1600 Culver Dr 76	Alter Townhouse - Condo ALTER FOR FIRE REPAIR	0	130,000
	1680 Richmond St	Alter Shopping Centre CM - INTERIOR FIT-UP FOR NEW RETAIL STORE.	0	280,000

City of London - Building Division
Principal Permits Issued from April 1, 2022 to April 30, 2022

Owner	Project Location	Proposed Work	No. of Units	Construction Value
The Ridge At Byron Inc	1710 Ironwood Rd 15	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 4 BEDROOM, FINISHED BASEMENT, COVERED DECK, NO A/C, SB-12 A5, MWLCP 903 LEVEL 1 UNIT 8, HRV & DWHR REQUIRED	1	468,553
The Ridge At Byron Inc	1710 Ironwood Rd 17	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 4 BEDROOMS, W/ COVERED DECK, NO A/C, SB-12 A5, MWLCP 903 Level 1 Unit 9, HRV & DWHR REQUIRED	1	548,058
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1965 Upperpoint Gate M	Erect-Townhouse - Condo ERECT TOWNHOUSE BLOCK M, 4 UNITS, DPN's 42, 44, 46, 48	4	1,316,051
GRANT CASTLE CORPORATION	250 Southdale Rd E	Erect-Carwash Erect carwash	0	3,500,000
STATION PARK (LONDON) INC C/O DAVPART INC	252 Pall Mall St	Alter Offices Interior alteration of existing office suite	0	194,500
WESTHAVEN HOMES (2008) INC. WESTHAVEN HOMES (2008) INC.	2835 Sheffield Pl 11	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, UNFINISHED BASEMENT, NO DECK, NO A/C, SB-12 A1, MWLCP LEVEL 1 UNIT 29, HRV & DWHR REQUIRED	1	535,158
WESTHAVEN HOMES (2008) INC. WESTHAVEN HOMES (2008) INC.	2835 Sheffield Pl 13	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, UNFINISHED BASEMENT, NO DECK, NO A/C, SB-12 A1, MWLCP LEVEL 1 UNIT 30, HRV & DWHR REQUIRED	1	530,584
SCHLEGEL VILLAGES INC. SCHLEGEL VILLAGES INC.	3030 Singleton Ave	Erect-Care Facility ERECT 8 STOREY CARE FACILITY WITH 1 STOREY OF UNDERGROUND PARKING	0	62,000,000
DREWLO HOLDINGS INC DREWLO HOLDINGS INC	316 Oxford St W	Alter Apartment Building ALTER FACADE FOR BRICK REPAIRS AND INSTALLATION OF NON-COMBUSTIBLE EIFS	0	700,000
PULSE COMMUNITIES (RHYTHM 1) INC. PULSE COMMUNITIES (RHYTHM 1) INC.	3575 Southbridge Ave B	Erect-Townhouse - Condo ERECT 5 UNIT TOWNHOUSE BLOCK B - 2 STOREY, 1 CAR, 3 BED, UNFINISHED BASEMENT, W/ COVERED PORCH, SB12 PERFORMANCE HOT2000 DPNs 8, 10, 12, 14, 16 **Ensure DC interest charge is calculated prior to issuance**	5	1,636,602
PULSE COMMUNITIES (RHYTHM 1) INC. PULSE COMMUNITIES (RHYTHM 1) INC.	3575 Southbridge Ave E	Erect-Townhouse - Condo ERECT NEW 4 UNIT TOWNHOUSE BLOCK E - 2 STOREY, 1 CAR, 3 BED, UNFINISHED BASEMENT, W/ DECK, SB12 PERFORMANCE HOT2000, HRV AND DWHR REQUIRED, DPNs 7, 5, 3, 1	4	1,302,114
BLUESTONE PROPERTIES INC.	4056 Meadowbrook Dr	Alter Offices INTERIOR OFFICE RENOVATION FOR UNIT 145	0	217,000
METROPOLITAN UNITED CHURCH	468 Wellington St	Alter Churches Renovation of existing Sanctuary and washrooms	0	400,000

City of London - Building Division
Principal Permits Issued from April 1, 2022 to April 30, 2022

Owner	Project Location	Proposed Work	No. of	Construction
			Units	Value
Vintage Investment Properties Limited	578 Richmond St	Alter Offices ALTER INTERIOR FOR LIBRO CREDIT UNION OFFICE.	0	151,500
ALL SOUFAN 2560533 Ontario Inc.	630 Dundas St	Alter Retail Store INTERIOR ALTERATION FOR BAKE SHOP	0	250,000
CAPRETT APARTMENTS INC CAPRETT APARTMENTS INC	85 Fiddlers Green Rd	Alter Apartment Building Alter for Parking Garage and Exterior wall repairs.	0	327,350
LONDON CITY	869 Commissioners Rd W	Alter Municipal Buildings Structural rehabilitation to the interior of the reservoir including the double T roof and walls. Replacement of the roofing membrane with a concrete waterproof membrane.	0	8,500,000
Total Permits 29			Units 28	Value 87,627,797

** 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
SQUARE INC HYDE PARK
HYDE PARK SQUARE INC
GRANT CASTLE CORPORATION
LIMITED 5001740 5001740
ONTARIO LIMITED

Commercial Permits regardless of construction value