

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
May 2022

Date: July 25, 2022

Recommendation

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

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – May 2022

Permits Issued to the end of the month

As of May 2022, a total of 1,686 permits were issued, with a construction value of \$588.1 million, representing 868 new dwelling units. Compared to the same period in 2021, this represents a 15.32% decrease in the number of building permits, with a 18.51% decrease in construction value and an 56.27% decrease in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of May 2022, the number of building permits issued for the construction of single and semi-detached dwellings was 318, representing an 40.23% decrease over the same period in 2021.

Number of Applications in Process

As of the end of May 2022, 1,005 applications are in process, representing approximately \$1.7 billion in construction value and an additional 3,015 dwelling units compared with 1,136 applications, with a construction value of \$736 million and an additional 1,506 dwelling units in the same period in 2021.

Rate of Application Submission

Applications received in May 2022 averaged to 23.7 applications per business day, for a total of 498 applications. Of the applications submitted 52 were for the construction of single detached dwellings and 6 townhouse units.

Permits issued for the month

In May 2022, 453 permits were issued for 164 new dwelling units, totaling a construction value of \$107.4 million.

Inspections – Building

A total of 2,553 inspection requests were received with 2,527 inspections being conducted.

In addition, 7 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 2,553 inspections requested, 98% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 649 inspection requests were received, with 529 inspections being conducted.

An additional 64 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 649 inspections requested, 99% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 1,262 inspection requests were received with 1,387 inspections being conducted related to building permit activity.

An additional 9 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,262 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2020 Permit Data

To the end of May 2020 , a total of 1,239 permits were issued, with a construction value of \$284.9 Million, representing 499 new dwelling units. The number of single/semi detached dwelling units was 291.

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

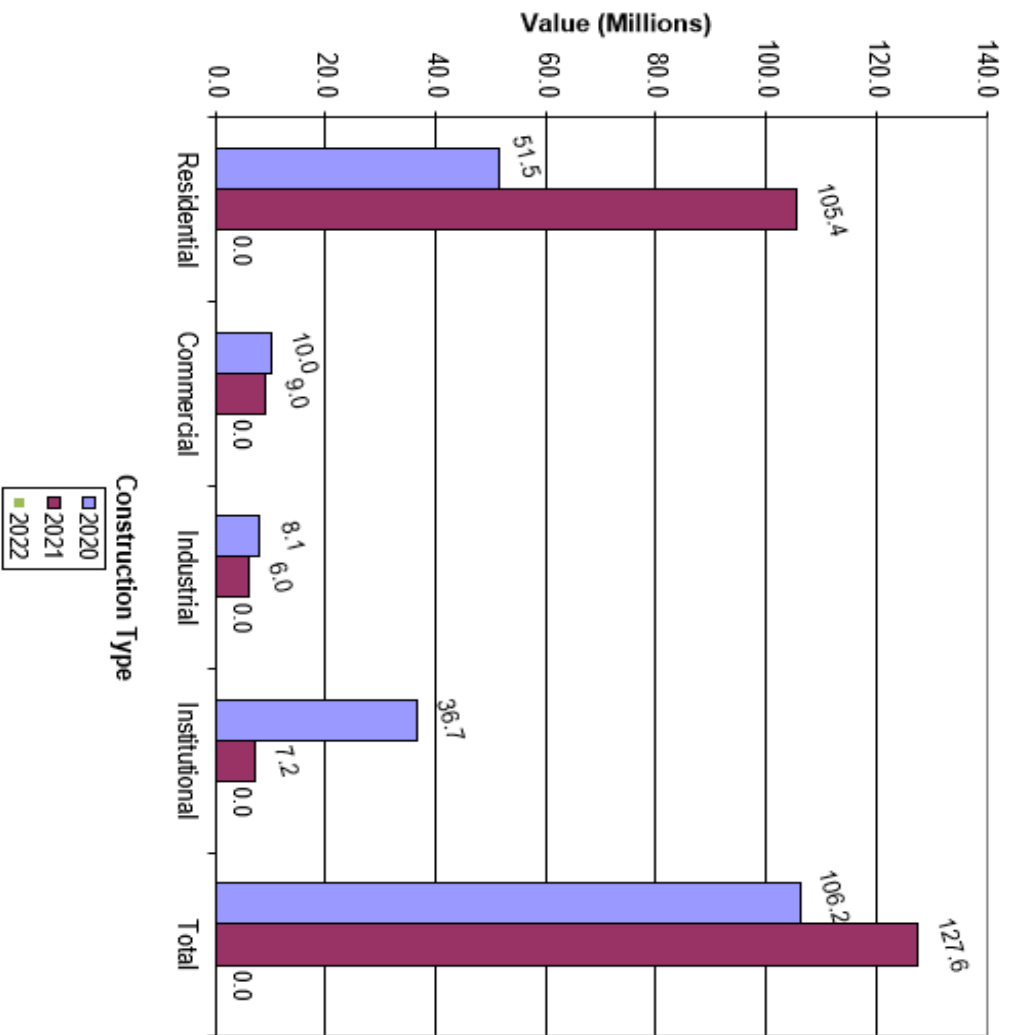
CITY OF LONDON

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

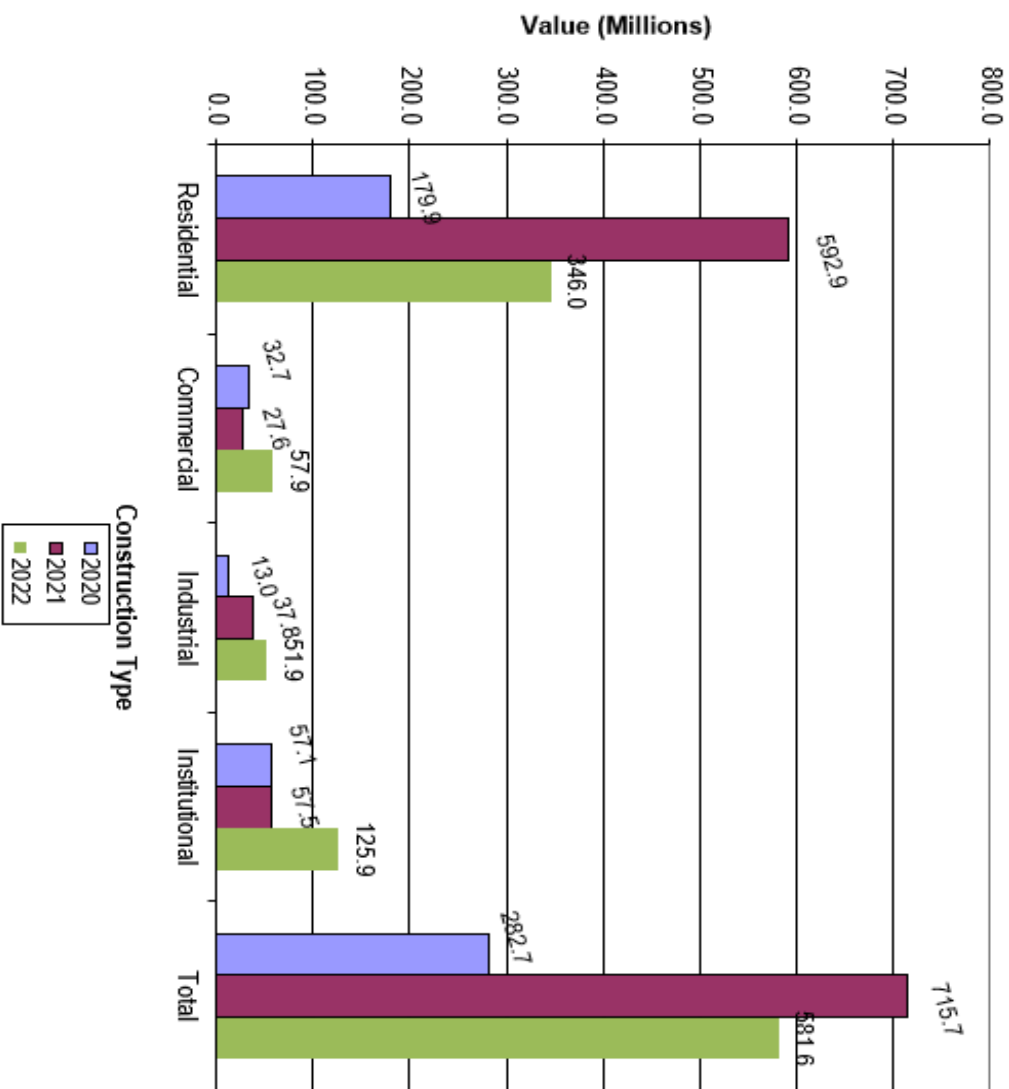
CLASSIFICATION	May 2022			to the end of May 2022			May 2021			to the end of May 2021			May 2020			to the end of May 2020		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	75	38,429,141	75	318	158,232,781	318	104	48,871,900	104	531	240,681,900	531	90	36,294,400	90	291	122,237,760	291
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	1	223,500	1	0	0	0	0	0	0
TOWNHOUSES	11	13,356,567	40	56	58,698,584	210	33	30,923,100	126	99	88,868,800	346	4	2,226,600	9	40	26,642,885	105
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	6,500,000	32	6	85,195,538	264	1	17,000,000	61	7	225,260,000	1,054	2	10,374,000	67	2	10,374,000	67
RESALTER & ADDITIONS	215	12,562,403	17	746	43,829,245	76	197	8,637,735	9	730	37,830,006	53	74	2,563,950	3	434	20,640,373	18
COMMERCIAL -ERECT	0	0	0	5	34,650,000	0	3	2,140,000	0	17	5,668,500	0	2	1,500,000	0	4	2,810,500	0
COMMERCIAL - ADDITION	1	1,979,900	0	3	2,929,900	0	0	0	0	3	310,000	0	0	0	0	2	2,001,800	0
COMMERCIAL - OTHER	29	2,146,090	0	123	20,288,086	0	31	6,813,050	0	145	21,574,304	0	54	8,516,925	0	161	27,874,231	0
INDUSTRIAL -ERECT	0	0	0	0	0	0	1	3,000,000	0	4	18,792,500	0	0	0	0	2	3,436,700	0
INDUSTRIAL - ADDITION	2	27,468,628	0	6	51,090,946	0	2	2,540,000	0	4	3,346,580	0	2	7,500,000	0	4	7,918,800	0
INDUSTRIAL - OTHER	4	120,900	0	13	848,200	0	2	447,000	0	12	15,691,800	0	2	566,770	0	17	1,665,607	0
INSTITUTIONAL -ERECT	1	1,646,231	0	3	99,646,231	0	0	0	0	1	12,000,000	0	1	32,000,000	0	2	32,575,000	0
INSTITUTIONAL - ADDITION	0	0	0	0	0	0	0	0	0	3	1,963,386	0	1	1,400,000	0	2	3,400,000	0
INSTITUTIONAL - OTHER	9	1,616,368	0	31	26,229,605	0	14	7,202,000	0	42	43,500,450	0	3	3,305,001	0	39	21,136,201	0
AGRICULTURE	0	0	0	2	290,000	0	0	0	0	1	150,000	0	0	0	0	1	100,000	0
SWIMMING POOL FENCES	48	1,559,011	0	150	5,473,873	0	41	1,020,981	0	202	5,615,510	0	26	596,334	0	67	1,929,040	0
ADMINISTRATIVE	11	14,000	0	44	718,000	0	12	15,000	0	37	207,000	0	7	36,000	0	19	88,000	0
DEMOLITION	7	0	6	37	0	30	3	0	2	30	0	21	5	0	4	24	0	18
SIGN/CANOPY - CITY PROPERTY	2	0	0	3	0	0	1	0	0	5	0	0	0	0	0	1	0	0
SIGN/CANOPY - PRIVATE PROPERTY	37	0	0	140	0	0	22	0	0	117	0	0	12	0	0	127	0	0
TOTALS	453	107,399,236	164	1,686	588,120,988	888	467	128,610,765	300	1,991	721,674,216	1,985	285	106,879,980	173	1,239	284,850,887	499

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 May



Construction Value of Building Permits January to May



City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrace Dr 3	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 5 BEDROOM, FINISHED BASEMENT, COVERED DECK, A/C, ENERGY STAR, M/LCP 958 LEVEL 1 UNIT 24, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	531,922
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrace Dr 9	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 27, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	549,678
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1080 Upperpoint Ave H	Erect-Townhouse - Condo Erect new 1 STOREY, 5 UNIT Townhouse - Condo BLOCK H - DPNS 1, 3, 5, 7, 9 - SOILS REPORT REQUIRED	5	1,459,403
Stackhouse Developments (London) Inc	1150 Fanshawe Park Rd E	Install-Apartment Building INSTALL SITE SERVICES		300,000
REMBRANDT MEADOWLILLY INC REMBRANDT MEADOWLILLY INC	1224 Blackwell Blvd	Install-Townhouse - Cluster SDD Install site services.		1,500,000
1212763 Ontario Limited	1298 Trafalgar St	Alter Retail Store CM - FIT UP FOR RETAIL STORE (PET VALUE)	0	150,000
2560334 ONTARIO LMT UPTOWN COMMERCIAL CENTRE 2560334 ONTARIO INC O/A UPTOWN COMMERCIAL CENTRE	135 Villagewalk Blvd	Alter Retail Store CM - INTERIOR FIT UP FOR VETERINARY OFFICE ***SHELL PERMIT ONLY: PERMIT 21-025648 IS STILL OPEN FOR BASE BUILDING***	0	219,830
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1395 Rivetbend Rd	Install-Apartment Building Install site services.		500,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1572 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD , 1 STOREY, 2 CAR GARAGE, 2 BEDROOM, FINISHED BASEMENT, NO DECK, A/C, HOT2000, 33R-20077 LOT 29 PLAN 33M721, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	452,278
1179392 ONTARIO LIMITED	183 Dundas St	Alter Police Station, w/o Detention Quarters IS - INTERIOR ALTERATION FOR POLICE STATION WITHOUT DETENTION QUARTERS.	0	500,000
LUX HOMES INC. LUX HOMES DESIGN & BUILD INC.	1965 Upperpoint Gate H	Erect-Townhouse - Condo ERECT TOWNHOUSE CONDO BLOCK H, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, DPN 38, 39, 40 &41	4	1,316,051
LUX HOMES INC. LUX HOMES DESIGN & BUILD INC.	1965 Upperpoint Gate N	Erect-Townhouse - Condo ERECT 4 UNIT TOWNHOUSE BLOCK N, DPNS 34, 36, 38, 40.	4	793,200
	20 Argle Street	Alter Duplex INTERIOR ALTERATION TO BOTH EXISTING UNITS.	0	115,000

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
WESTHAVEN HOMES (2008) INC. WESTHAVEN HOMES (2008) INC.	2835 Sheffield Pl 7	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 5 BEDROOM, PARTIALLY FINISHED BASEMENT, NO DECK, NO A/C, SB-12 A1, MWLCP LEVEL 1 UNIT 27, HRV 7 DWHR REQUIRED SOILS REPORT REQUIRED	1	562,735
WESTHAVEN HOMES (2008) INC. WESTHAVEN HOMES (2008) INC.	2835 Sheffield Pl 9	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 5 BEDROOM, PARTIALLY FINISHED BASEMENT, NO DECK, NO A/C, SB-12 A1, MWLCP949 LEVEL 1 UNIT 28, HRV 7 DWHR REQUIRED	1	562,735
Old Oak Properties Inc	3343 Morgan Ave	Install-Apartment Building Install site services.		180,000
LHSC LHSC - LONDON HEALTH SCIENCES CENTRE	339 Windermere Rd	Alter University REPLACE EXISTING OUTDOOR COOLING TOWER	0	155,868
YORK DEVELOPMENTS YORK DEVELOPMENTS	3425 Grand Oak Cross	Install-Townhouse - Cluster SDD INSTALL SITE SERVICES		2,474,028
2219008 ONTARIO LIMITED 2219008 ONTARIO LIMITED	3425 Grand Oak Cross	Install-Townhouse - Cluster SDD INSTALL SITE SERVICES		2,474,028
2749282 Ontario Inc	3557 Colonel Talbot Rd A	Erect-Townhouse - Condo ERECT 2 STOREY, 12 UNIT TOWNHOUSE BLOCK A, DPNS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24	12	3,539,471
2749282 Ontario Inc	3557 Colonel Talbot Rd B	Erect-Townhouse - Condo ERECT 2 STOREY, 9 UNIT TOWNHOUSE BLOCK B, DPNS 1, 3, 5, 7, 9, 11, 13, 15, 17	9	2,586,866
CAPRETT APARTMENTS INC CAPRETT APARTMENTS INC	450 Sandringham Cres	Alter Apartment Building INTERIOR ALTERATIONS FOR NEW RESIDENTIAL SUITE	1	186,505
	720 Apricot Dr 12	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 5 BEDROOM, FINISHED BASEMENT, COVERED DECK, A/C, SB-12 A5, 39CD-21511 39T-15503 BIK 46, HRV & DWHR REQUIRED SOILD REPORT REQUIRED	1	1,002,228
	7445 Silver Creek Cres			150,000
LHSC LHSC - LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Alter Hospitals CONSTRUCTION OF STEEL PLATFORM WITHIN THE CEILING SPACE OF TWO CLINICAL AREAS (B2 & B5 AREA)	0	250,000
LHSC LHSC - LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Alter Hospitals Renovations to convert office space into a kidney research dialysis room with revisions to the plumbing, drainage and air systems	0	520,000



City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
	825 Dundalk Dr 7	Alter Townhouse - Condo RESTORE INTERIOR TO REPAIR FIRE DAMAGE AND REPLACE 2-PLY 2X8 JOIST MEMBER ABOVE KITCHEN	0	101,600

Total Permits 27 Units 41 Value 23,133,426

* 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
Motivity Land Inc.

Commercial Permits regardless of construction value