

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
June 2022

Date: August 22, 2022

Recommendation

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

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – June 2022

Permits Issued to the end of the month

As of June 2022, a total of 2,148 permits were issued, with a construction value of \$666.8 million, representing 1,008 new dwelling units. Compared to the same period in 2021, this represents a 11.82% crease in the number of building permits, with a 26.05% decrease in construction value and an 36.19% decrease in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of June 2022, the number of building permits issued for the construction of single and semi-detached dwellings was 395, representing a 36.19% decrease over the same period in 2021.

Number of Applications in Process

As of the end of June 2022, 1,040 applications are in process, representing approximately \$1.6 billion in construction value and an additional 3,288 dwelling units compared with 1,012 applications, with a construction value of \$810 million and an additional 1,387 dwelling units in the same period in 2021.

Rate of Application Submission

Applications received in June 2022 averaged to 21 applications per business day, for a total of 462 applications. Of the applications submitted 77 were for the construction of single detached dwellings and 47 townhouse units.

Permits issued for the month

In June 2022, 462 permits were issued for 140 new dwelling units, totaling a construction value of \$75.0 million.

Inspections – Building

A total of 3,666 inspection requests were received with 2,810 inspections being conducted.

In addition, 0 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 3,666 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 762 inspection requests were received, with 827 inspections being conducted.

An additional 69 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 762 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 1,355 inspection requests were received with 1,454 inspections being conducted related to building permit activity.

An additional 8 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,355 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2020 Permit Data

To the end of June, a total of 1,634 permits were issued, with a construction value of 386.9 Million, representing 695 new dwelling units. The number of single/semi detached dwelling units was 376.

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

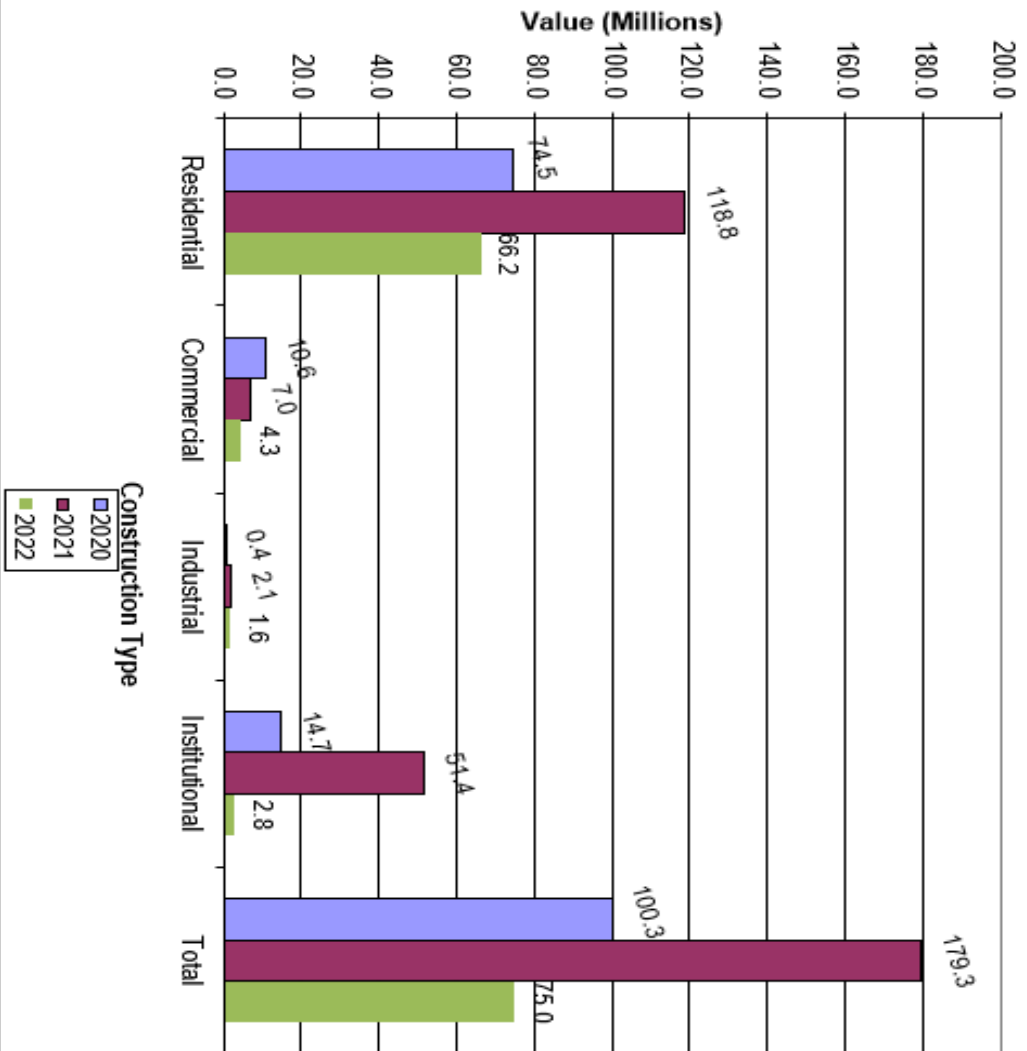
CITY OF LONDON

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

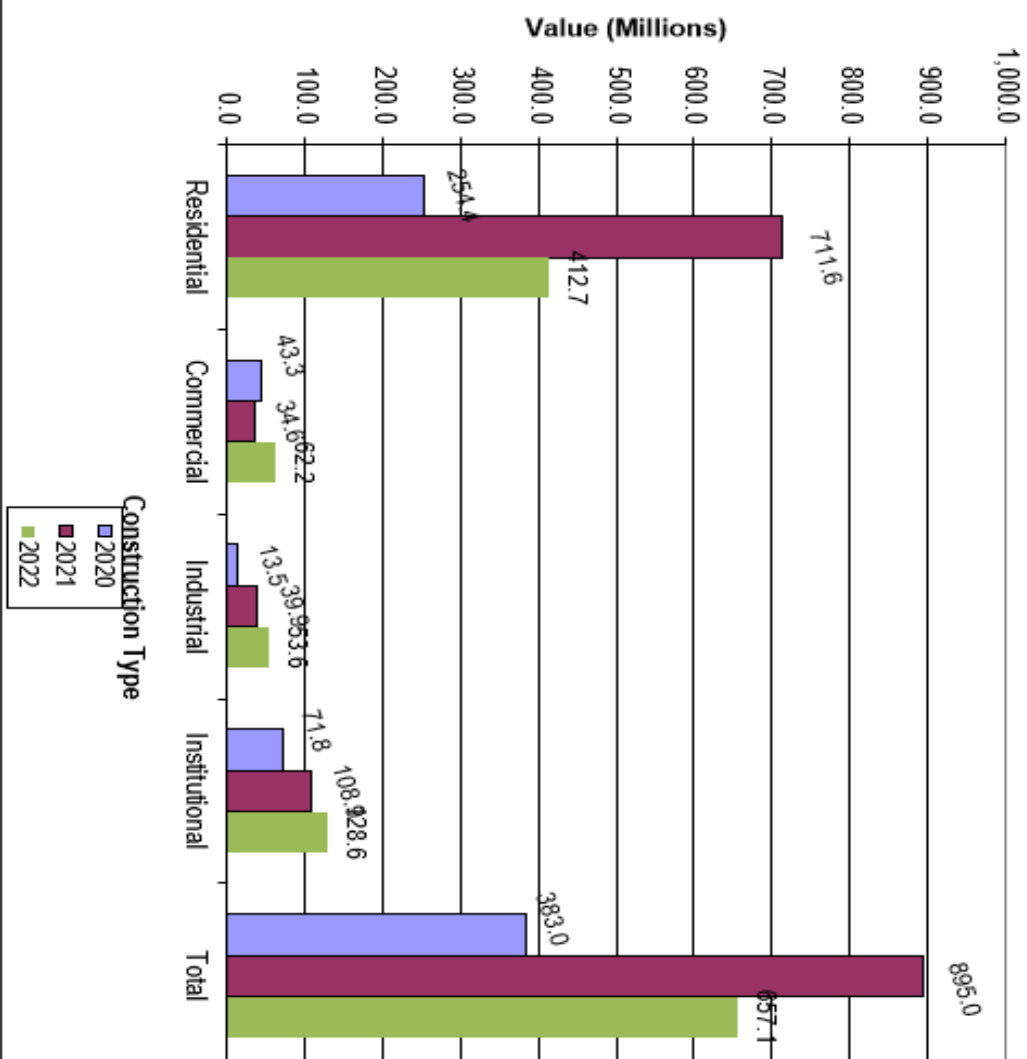
CLASSIFICATION	June 2022			to the end of June 2022			June 2021			to the end of June 2021			June 2020			to the end of June 2020		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	77	40,570,438	77	395	198,802,844	395	88	40,902,000	88	619	281,583,900	619	85	36,868,544	85	376	159,106,304	376
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	1	223,500	1	0	0	0	0	0	0
TOWNHOUSES	10	16,053,982	47	66	75,275,417	257	26	26,044,000	125	125	116,902,800	471	14	16,625,300	67	54	43,268,185	172
DUPLEX, TRIPLEX, QUAD APT BLDG	0	0	0	6	85,195,538	264	1	42,000,000	266	8	267,260,000	1,320	2	16,504,800	60	4	26,878,800	127
RESALTER & ADDITIONS	215	9,621,571	16	961	53,407,203	92	188	7,874,125	12	917	45,666,631	65	123	4,518,050	2	557	25,158,423	20
COMMERCIAL -ERECT	2	1,416,470	0	7	36,066,470	0	0	0	0	17	5,668,500	0	3	1,349,800	0	7	4,160,300	0
COMMERCIAL - ADDITION	1	12,000	0	4	2,941,900	0	1	90,000	0	4	400,000	0	1	790,000	0	2	791,800	0
COMMERCIAL - OTHER	28	2,917,082	0	151	23,205,148	0	25	6,910,300	0	170	28,484,604	0	21	8,506,654	0	183	38,380,885	0
INDUSTRIAL -ERECT	0	0	0	0	0	0	1	2,000,000	0	5	20,792,500	0	0	0	0	2	3,436,700	0
INDUSTRIAL - ADDITION	1	1,566,925	0	7	52,657,871	0	0	0	0	4	3,346,560	0	0	0	0	4	7,918,800	0
INDUSTRIAL - OTHER	1	70,000	0	14	918,200	0	5	82,600	0	17	15,774,400	0	4	422,000	0	21	2,107,607	0
INSTITUTIONAL -ERECT	0	0	0	3	99,646,231	0	0	0	0	1	12,000,000	0	0	0	0	2	32,575,000	0
INSTITUTIONAL - ADDITION	1	189,000	0	1	189,000	0	2	44,650,000	0	5	46,613,366	0	4	3,160,000	0	6	6,560,000	0
INSTITUTIONAL - OTHER	14	2,567,000	0	45	28,796,605	0	19	6,791,700	0	61	50,292,150	0	20	11,528,000	0	59	32,664,201	0
AGRICULTURE	1	1,320,000	0	3	1,610,000	0	0	0	0	1	150,000	0	0	0	0	1	100,000	0
SWIMMING POOL, FENCES	50	1,871,655	0	200	7,345,528	0	32	698,459	0	234	6,313,970	0	95	1,739,796	0	162	3,718,836	0
ADMINISTRATIVE	25	47,000	0	69	765,000	0	10	6,000	0	47	213,000	0	4	0	0	23	88,000	0
DEMOLITION	9	0	7	46	0	37	8	0	6	38	0	27	8	0	5	32	0	23
SIGN/CANOPY - CITY PROPERTY	7	0	0	10	0	0	2	0	0	7	0	0	1	0	0	2	0	0
SIGN/CANOPY - PRIVATE PROPERTY	20	0	0	160	0	0	39	0	0	155	0	0	12	0	0	137	0	0
TOTALS	462	78,223,103	140	2,148	666,822,954	1,008	447	180,049,184	491	2,436	901,675,900	2,476	397	102,062,944	219	1,634	386,913,841	718

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 June



Construction Value of Building Permits January to June



City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Arthur Blumas Blucor Group Inc	1050 Kippis Lane	Alter Offices CHANGE OF USE PERMIT-UNIT #10- INTERIOR ALT. AND ADDING SKYLIGHTS.	0	134,700
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrace Dr 7	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 4 BEDROOM, FINISHED BASEMENT, COVERED DECK, NO A/C, ENERGY STAR, M/LCP 958 LEVEL 1 UNIT 26, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	546,450
	1063 Westminster Dr	Erect-Poultry Barn ERECT NEW CHICKEN BARN. Fire Separation Design for 30min FRR wall surrounding Generator Room to be provided to City for review/approval prior to any framing.		1,320,000
	1103 Jalna Blvd	Alter Apartment Building ALTERATION TO REPAIR CONCRETE BALCONY AND SHEAR WALLS (EAST SIDE ONLY)	0	415,000
1111 Oxford Street East Ltd	1111 Oxford St E	Alter Automobile Sales & Service ALTERATION TO EXTERIOR FINISHES	0	170,000
The Board of of Western Ontario The Board Of Governors The University Of Western Ontario	1151 Richmond St	Alter University IS - TO CONSTRUCT A NEW AIR WELL FOR THE REMOVAL OF AN EXISTING CHILLER AND THE INSTALLATION OF A NEW CHILLER	0	500,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1300 Riverbend Rd			300,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1550 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE + GOLF CART PARK, 2 BEDROOMS, UNFINISHED BASEMENT, A/C, NO DECK, HOT2000, 33R-20077 Part 32, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	388,790
HOMESTEAD LAND HOLDINGS LTD. HOMESTEAD LAND HOLDINGS LTD.	1670 Jalna Blvd	Alter Apartment Building ALTERATION TO REPLACE GUARDRAIL, CONCRETE REPAIR AND WATERPROOFING	0	250,000
The Ridge At Byron Inc	1710 Ironwood Rd 63	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 4 BEDROOMS, PARTIAL FINISHED BASEMENT, COVERED DECK, A/C, SB-12 A5, M/LCP 903 Level 1 Unit 43, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	468,553
2560533 ONTARIO INC. 2560533 ONTARIO INC.	1820 Adelaide St N 3	Erect-Retail Store ERECT TWO RETAIL UNITS AND A SMALL STORAGE-SEPARATE PERMIT REQUIRED FOR TENANT FIT UP. UNITS 3C AND D	0	931,470
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1854 Sandy Somerville Lane	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE + GOLF CART, 2 BEDROOM, UNFINISHED BASEMENT, NO DECK, A/C, HOT2000, 39T-18503 Part 8 33R-20595, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	425,382

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
190 Wortley Properties Inc C/O The Torgan Group	190 Wortley Rd	Alter Dental Offices ALTER - INTERIOR ALTERATION FOR DENTIST OFFICE	0	114,500
DREWLO HOLDINGS INC DREWLO HOLDINGS INC	1960 Evans Blvd	Install-Townhouse - Condo INSTALL SITE SERVICES		2,000,000
REDEMPTION CHAPEL Redemption Bible Chapel	250 Commissioners Rd E	Add Churches ADD - FOR NEW CHURCH VESTIBULE, WITH INT. ALT. FOR LOBBY RENOVATION	0	189,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	255 Queens Ave	Alter Offices Partial demolition and demise of existing vacant suite into two separate suites.	0	143,000
ST JOSEPH'S HEALTH CARE LONDON	268 Grosvenor St	Alter Hospitals Renovation into the existing exams rooms to create a new waiting area that are going to be part of the SJHC Retina Pod Expansion.	0	200,000
CAROLYN BASTIEN CONSEIL SCOLAIRE CATHOLIQUE PROVIDENCE	270 Chelton Rd	Alter Schools Elementary, Kindergarten INTERIOR ALTERATIONS TO ADD NEW WASHROOM AND MILLWORK CUBBIES Shell Permit Only: Provide sprinkler shop drawings.	0	190,500
WESTHAVEN HOMES (2008) INC. WESTHAVEN HOMES (2008) INC.	2835 Sheffield Pl 5	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, PARTIALLY FINISHED BASEMENT, 5 BEDROOMS, NO DECK, NO A/C, SB012 A1, DPN 5, MVLCP LEVEL 1 UNIT 26, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	562,735
My Care Homes Inc	299 Tartan Dr A	Erect-Townhouse - Rental ERECT 8 UNIT TOWNHOUSE, BLDG A, 1 STOREY, DPN'S 1, 3, 5, 7, 9, 11, 15, 17	8	1,626,647
My Care Homes Inc	299 Tartan Dr B	**INCLUDE khanif4825@rogers.com IN ALL CORRESPONDENCE** Erect-Townhouse - Rental ERECT 7 UNIT TOWNHOUSE, BLOCK, B, 1 STOREY, DPN'S 2, 4, 6, 8, 10, 12, 14	7	1,431,529
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	300 Clarke Rd	Alter Schools Secondary, High, Jr. High ELEVATOR UPGRADES	0	122,000
SKYLINE REAL ESTATE HOLDINGS INC REAL ESTATE HOLDINGS INC	301 Base Line Rd W	Alter Apartment Building ALTER - TO REPAIR EXISTING CONCRETE BALCONIES	0	700,000
TRICAR LIMITED TRICAR PROPERTIES LIMITED	320 Thames St	Alter Offices INTERIOR FIT UP FOR OFFICE	0	645,000
MILLSTONE INC. MILLSTONE HOMES INC.	3374 David Milne Way A	Erect-Townhouse - Condo ERECT 3 UNIT TOWNHOUSE, BLOCK 5, 3 STOREY, (3358, 3360, 3362) **UTRCA APPROVAL LETTER REQUIRED PRIOR TO ISSUANCE**	3	1,099,032

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
MILLSTONE INC. MILLSTONE HOMES INC.	3374 David Milne Way C	Erect-Townhouse - Condo ERECT 3 UNIT TOWNHOUSE, BLOCK 5, BLDG C, 3 STOREY, (3376, 3378, 3380) **UTRCA APPROVAL LETTER REQUIRED PRIOR TO ISSUANCE**	3	1,103,014
1726201 Ontario Inc	456 Southdale Rd E	Alter Daycare Centres INTERIOR ALTERATION FOR DAYCARE	0	315,000
LONDON & MIDDLESEX COMMUNITY HOUSING LONDON & MIDDLESEX COMMUNITY HOUSING INC	580 Dundas St	Alter Apartment Building Unit and Balcony Repairs for Damage Caused by Fire	0	136,000
MARYVIN INVESTMENTS LIMITED C/O M & V LUCCISANO	647 Wellington Rd	Alter Restaurant <= 30 People INTERIOR ALTERATIONS - NEW PARTITION, PLUMBING, HVAC AND FIRE SEPARATION	0	163,602
THAMES VALLEY DISTRICT SCHOOL BOARD VALLEY DISTRICT SCHOOL BOARD	THAMES 941 Viscount Rd	Alter Schools Secondary, High, Jr. High ALTER TO CREATE ACCESSIBLE WASHROOM	0	153,000

Total Permits 30 Units 26 Value 16,744,904

** 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
ONTARIO INC. 2560533 2560533
ONTARIO INC.
HOLDINGS INC. MEGBROOK MEGBROOK HOLDINGS INC.
CAPTAIN GENERATION - MALL LIMITED

Commercial Permits regardless of construction value