

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
July 2022

Date: September 12, 2022

Recommendation

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

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – July 2022

Permits Issued to the end of the month

As of July 2022, a total of 2,535 permits were issued, with a construction value of \$854.3 million, representing 1,396 new dwelling units. Compared to the same period in 2021, this represents a 19.7% increase in the number of building permits, with a 69.8% increase in construction value and an 43.6% increase in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of July 2022, the number of building permits issued for the construction of single and semi-detached dwellings was 422, representing an 12.3% decrease over the same period in 2021.

Number of Applications in Process

As of the end of July 2022, 1,260 applications are in process, representing approximately \$1.3 billion in construction value and an additional 3,148 dwelling units compared with 1,118 applications, with a construction value of \$839 million and an additional 1,521 dwelling units in the same period in 2021.

Rate of Application Submission

Applications received in July 2022 averaged to 20 applications per business day, for a total of 389 applications. Of the applications submitted 27 were for the construction of single detached dwellings and 109 townhouse units.

Permits issued for the month

In July 2022, 389 permits were issued for 388 new dwelling units, totaling a construction value of \$184.9 million.

Inspections – Building

A total of 2,906 inspection requests were received with 2,509 inspections being conducted.

In addition, 6 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 2,906 inspections requested, 97% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 612 inspection requests were received, with 660 inspections being conducted.

An additional 81 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 612 inspections requested, 97% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 1,245 inspection requests were received with 1,442 inspections being conducted related to building permit activity.

An additional 0 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,245 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2020 Permit Data

To the end of July , a total of 2,862 Permit were issued, with a construction value of \$1.0 Billion, representing 2,696 new dwelling units. The number of single/semi detached dwelling units was 710.

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

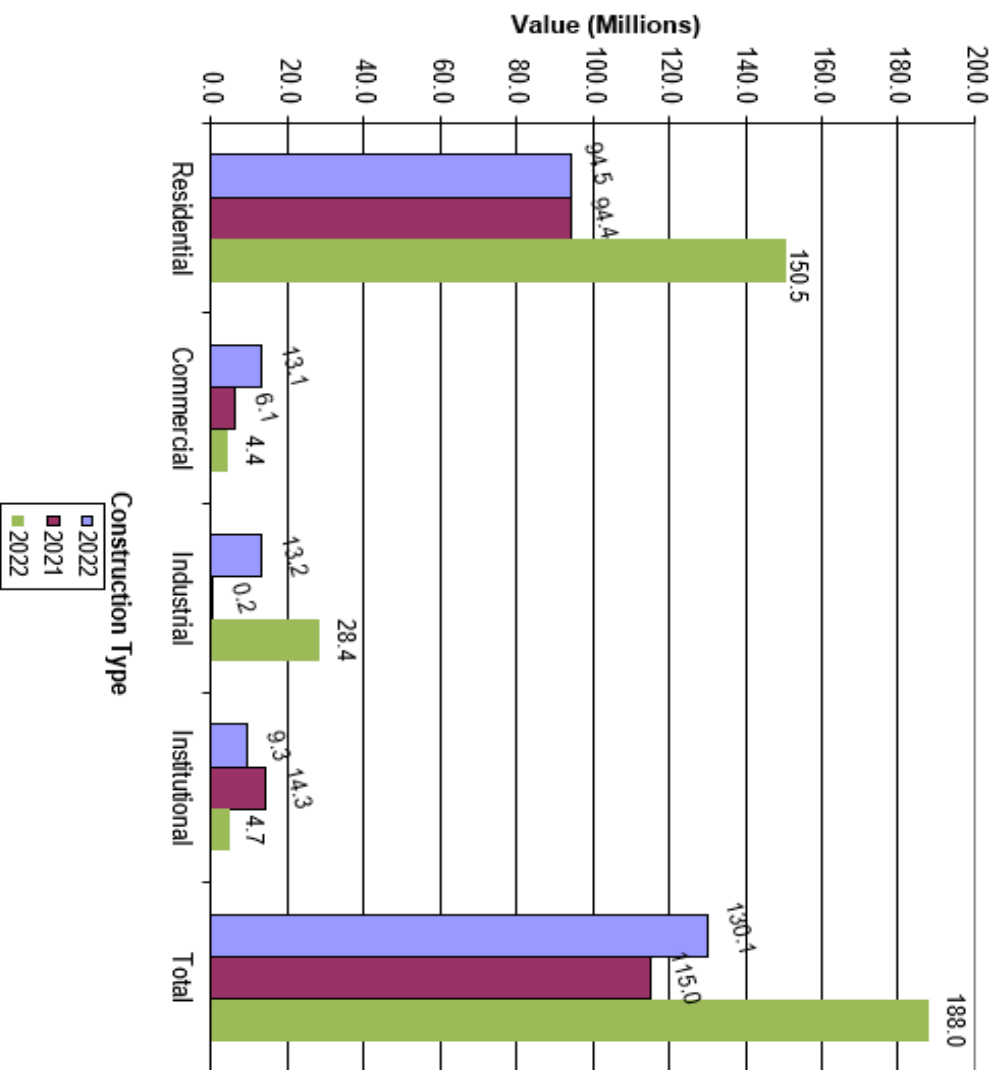
CITY OF LONDON

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

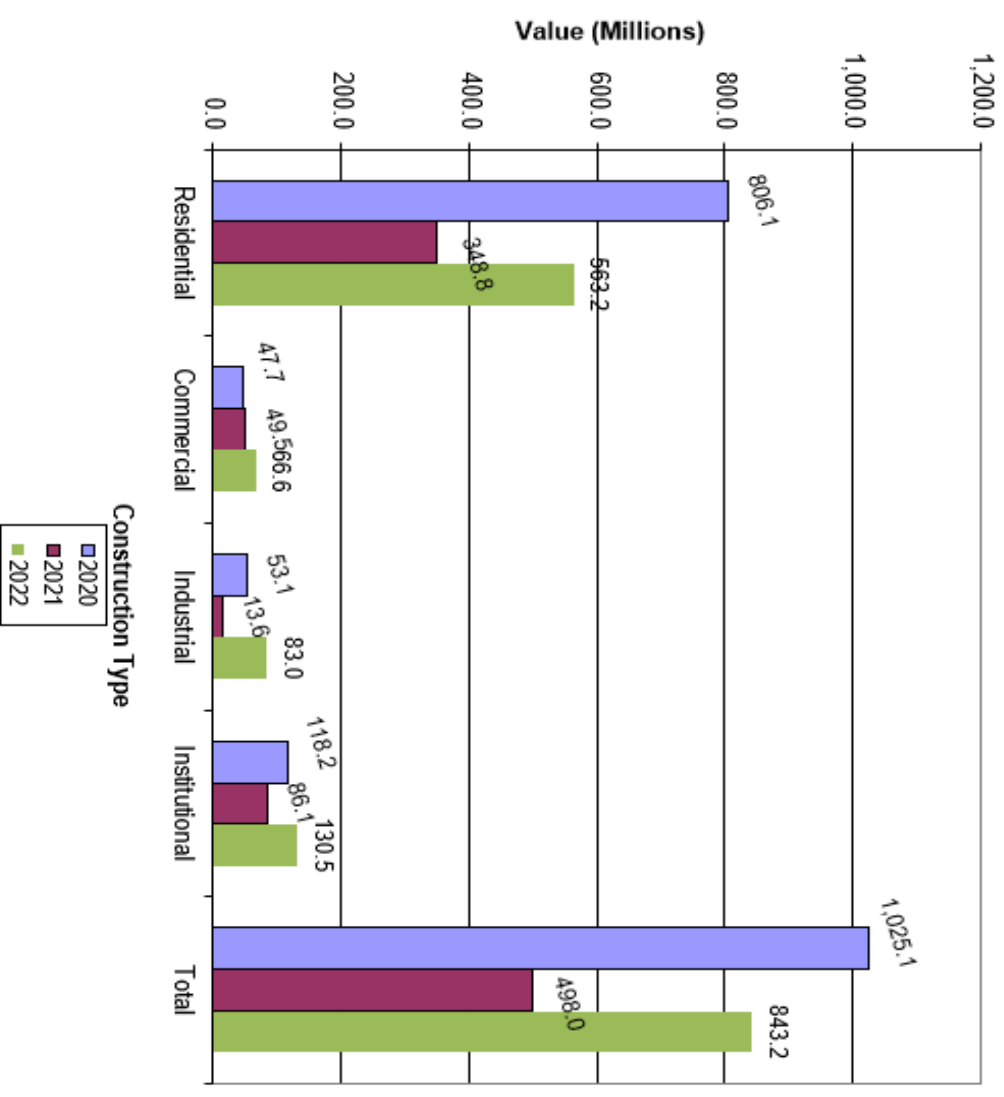
| CLASSIFICATION | July 2022 | | | | to the end of July 2022 | | | | July 2021 | | | | to the end of July 2021 | | | | July 2020 | | | | to the end of July 2020 | | | |
|---------------------------------|----------------|--------------------|--------------|----------------|-------------------------|--------------|----------------|--------------------|--------------|----------------|-----------------------|--------------|-------------------------|--------------------|--------------|----------------|----------------------|--------------|----------------|--------------------|-------------------------|--|--|--|
| | 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 | NO. OF PERMITS | CONSTRUCTION VALUE | NO. OF UNITS | | | |
| SINGLE DETACHED DWELLINGS | 27 | 14,419,498 | 27 | 422 | 213,222,342 | 422 | 105 | 44,354,200 | 105 | 481 | 203,460,504 | 481 | 91 | 41,015,500 | 91 | 710 | 322,599,400 | 710 | | | | | | |
| SEMI DETACHED DWELLINGS | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 354,000 | 2 | 1 | 354,000 | 2 | 0 | 0 | 0 | 1 | 223,500 | 1 | | | | | | |
| TOWNHOUSES | 11 | 29,040,506 | 109 | 77 | 104,315,923 | 366 | 19 | 21,875,300 | 70 | 73 | 65,143,485 | 242 | 23 | 17,344,900 | 79 | 146 | 134,247,700 | 550 | | | | | | |
| DUPLEX, TRIPLEX, QUAD, APT BLDG | 2 | 100,082,082 | 236 | 8 | 185,277,620 | 500 | 2 | 23,000,000 | 97 | 6 | 49,878,800 | 224 | 2 | 30,336,000 | 41 | 10 | 297,596,000 | 1,381 | | | | | | |
| RESALTER & ADDITIONS | 164 | 6,944,623 | 16 | 1,125 | 60,351,826 | 108 | 184 | 4,835,093 | 3 | 741 | 29,993,516 | 23 | 167 | 5,764,250 | 9 | 1,084 | 51,420,881 | 74 | | | | | | |
| COMMERCIAL -ERECT | 2 | 1,841,809 | 0 | 9 | 37,908,279 | 0 | 1 | 500,000 | 0 | 8 | 4,660,300 | 0 | 4 | 5,755,900 | 0 | 21 | 11,424,400 | 0 | | | | | | |
| COMMERCIAL - ADDITION | 2 | 700,000 | 0 | 6 | 3,641,900 | 0 | 0 | 0 | 0 | 2 | 791,800 | 0 | 0 | 0 | 0 | 4 | 400,000 | 0 | | | | | | |
| COMMERCIAL - OTHER | 12 | 1,865,466 | 0 | 163 | 25,070,614 | 0 | 23 | 5,625,250 | 0 | 206 | 44,006,135 | 0 | 30 | 7,353,500 | 0 | 200 | 35,638,104 | 0 | | | | | | |
| INDUSTRIAL - ERECT | 1 | 28,380,578 | 0 | 1 | 29,380,578 | 0 | 0 | 0 | 0 | 2 | 3,436,700 | 0 | 2 | 12,065,000 | 0 | 7 | 32,677,500 | 0 | | | | | | |
| INDUSTRIAL - ADDITION | 0 | 0 | 0 | 7 | 52,657,871 | 0 | 0 | 0 | 0 | 4 | 7,918,800 | 0 | 1 | 40,000 | 0 | 5 | 3,386,560 | 0 | | | | | | |
| INDUSTRIAL - OTHER | 1 | 500 | 0 | 15 | 918,700 | 0 | 2 | 165,000 | 0 | 23 | 2,272,607 | 0 | 4 | 1,045,580 | 0 | 21 | 16,619,980 | 0 | | | | | | |
| INSTITUTIONAL - ERECT | 0 | 0 | 0 | 3 | 99,646,230 | 0 | 1 | 250,000 | 0 | 3 | 32,825,000 | 0 | 0 | 0 | 0 | 1 | 12,000,000 | 0 | | | | | | |
| INSTITUTIONAL - ADDITION | 1 | 2,190,000 | 0 | 2 | 2,379,000 | 0 | 2 | 8,618,000 | 0 | 8 | 15,178,000 | 0 | 0 | 0 | 0 | 5 | 46,613,386 | 0 | | | | | | |
| INSTITUTIONAL - OTHER | 25 | 2,500,431 | 0 | 69 | 28,427,036 | 0 | 39 | 5,383,800 | 0 | 98 | 38,048,001 | 0 | 23 | 9,335,000 | 0 | 84 | 59,627,150 | 0 | | | | | | |
| AGRICULTURE | 0 | 0 | 0 | 3 | 1,610,000 | 0 | 0 | 0 | 0 | 1 | 100,000 | 0 | 0 | 0 | 0 | 1 | 150,000 | 0 | | | | | | |
| SWIMMING POOL FENCES | 35 | 1,385,363 | 0 | 234 | 8,670,891 | 0 | 58 | 1,368,663 | 0 | 220 | 5,087,499 | 0 | 29 | 948,770 | 0 | 263 | 7,262,740 | 0 | | | | | | |
| ADMINISTRATIVE | 24 | 42,000 | 0 | 93 | 807,000 | 0 | 3 | 7,000 | 0 | 26 | 95,000 | 0 | 12 | 31,000 | 0 | 59 | 244,000 | 0 | | | | | | |
| DEMOLITION | 22 | 0 | 7 | 68 | 0 | 44 | 8 | 0 | 5 | 40 | 0 | 28 | 8 | 0 | 8 | 46 | 0 | 35 | | | | | | |
| SIGN/CANOPY - CITY PROPERTY | 1 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | | | | | | |
| SIGN/CANOPY - PRIVATE PROPERTY | 59 | 0 | 0 | 219 | 0 | 0 | 36 | 0 | 0 | 173 | 0 | 0 | 30 | 0 | 0 | 185 | 0 | 0 | | | | | | |
| TOTALS | 389 | 189,392,656 | 388 | 2,535 | 854,285,810 | 1,366 | 484 | 116,336,306 | 277 | 2,118 | 503,250,146.64 | 972 | 426 | 131,055,400 | 220 | 2,862 | 1,032,731,300 | 2,695 | | | | | | |

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 July



Construction Value of Building Permits January to July



City of London - Building Division

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

| Owner | Project Location | Proposed Work | No. of Units | Construction Value |
|---|----------------------|---|--------------|--------------------|
| REMBRANDT HOMES REMBRANDT HOMES | 1061 Eagletrace Dr 5 | Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD. 2 STOREY, 2 CAR GARAGE, 4 BEDROOM, FINISHED BASEMENT, DECK, A/C, ENERGY STAR, DPN 5, MWLCP 958 LEVEL 1 UNIT 25, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED. | 1 | 530,576 |
| LONDON CITY | 1119 Jalna Blvd | Add Non-Residential Accessory Building SHELL PERMIT - ADD STEEL OPEN AIR EXTERIOR PAVILLION. ** B/F GUARDS/HANDRAILS REQUIRED FOR REVIEW** | 0 | 350,000 |
| Tim Donut Limited C/O The Tdl Group Corp | 119 Oxford St E | Alter Restaurant CM - INTERIOR ALTERATIONS | 0 | 200,000 |
| CHOICE PROPERTIES LTD. PART. C/O CP REIT | 1205 Oxford St W | Alter Retail Store Alter interior of existing Grocery Store. | 0 | 500,000 |
| ONTARIO PROPERTIES LTD | 18 Farnham Cres | | | 125,537 |
| STEPHEN STAPLETON CRICH HOLDINGS & BUILDINGS LTD. | 1850 Adelaide St N | Alter Restaurant INTERIOR ALTERATION TO EXISTING BUILDING, UNIT 4 | 0 | 108,260 |
| STATION (LONDON) INC. STATION PARK (LONDON) INC. | 254 Pall Mall St | Alter offices CM - INTERIOR ALTER TO 3RD FLOOR OFFICE SPACE. | 0 | 120,000 |
| FOXHOLLOW KENT DEVELOPMENTS INC. | 2700 Buroak Dr H | Erect-Townhouse - Condo ERECT 5 UNIT TOWNHOUSE BLOCK H, 2 STOREY, 1 CAR, 3 BED, FINISHED BASEMENT, NO DECK, W/ A/C, SB12 PERFORMANCE HOTS2000, HRV AND DWHR REQUIRED DPN 87, 89, 91, 93, 95, SOILS REPORT REQUIRED. | 5 | 1,027,356 |
| FOXHOLLOW NORTH KENT DEVELOPMENTS INC. | 2700 Buroak Dr I | Erect-Townhouse - Condo ERECT 4 UNIT TOWNHOUSE BLOCK I, 2 STOREY, 1 CAR, 3 BED, FINISHED BASEMENT, NO DECK, W/ A/C, SB12 PERFORMANCE HOTS2000, HRV AND DWHR REQUIRED, DPN 97, 99, 101, 103, SOILS REPORT REQUIRED. | 4 | 672,958 |
| FOXHOLLOW KENT DEVELOPMENTS INC. | 2700 Buroak Dr J | Erect-Townhouse - Condo ERECT 6 UNIT TOWNHOUSE BLOCK J, 2 STOREY, 1 CAR, 3 BED, FINISHED BASEMENT, NO DECK, W/ A/C, SB12 PERFORMANCE HOTS2000, HRV AND DWHR REQUIRED DPN 51, 53, 55, 57, 59, 61, SOILS REPORT REQUIRED. | 6 | 1,005,455 |
| FOXHOLLOW NORTH KENT DEVELOPMENTS INC. | 2700 Buroak Dr K | Erect-Townhouse - Condo ERECT 6 UNIT TOWNHOUSE BLOCK K, 2 STOREY, 1 CAR, 3 BED, FINISHED BASEMENT, NO DECK, W/ A/C, SB12 PERFORMANCE HOTS2000, HRV AND DWHR REQUIRED DPN 63,65,67,69,71,73, SOILS REPORT REQUIRED. | 6 | 1,005,455 |
| FOXHOLLOW KENT DEVELOPMENTS INC. | 2700 Buroak Dr L | Erect-Townhouse - Condo ERECT 6 UNIT TOWNHOUSE BLOCK L, 2 STOREY, 1 CAR, 3 BED, FINISHED BASEMENT, NO DECK, W/ A/C, SB12 PERFORMANCE HOTS2000, HRV AND DWHR REQUIRED DPN 75,77,79,81,83,85, SOILS REPORT REQUIRED. | 6 | 1,005,455 |

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

| Owner | Project Location | Proposed Work | No. of Units | Construction Value |
|---|------------------------|---|--------------|--------------------|
| FIRST LONDON EAST DEVELOPMENTS INC | 330 Clarke Rd | Alter Retail Store REMOVE EXISTING ROOF TOP UNITS AND REPLACE WITH 27 NEW UNITS | 0 | 650,000 |
| 2560533 ONTARIO INC. 2560533 ONTARIO INC. | 3900 Savoy St A | Erect-Townhouse - Rental ERECT 40 UNIT STACKED TOWNHOMES - BLOCK 1 | 40 | 8,816,385 |
| 13351521 Canada Inc | 425 McKenzie Ave | Alter Apartment Building INTERIOR RENOVATION TO 3 UNITS, MODIFICATIONS TO EXISTING STAIRS AND REPAIRS TO FIRE SEPARATION OF PUBLIC CORRIDORS, EXITS AND SERVICE SPACE | 0 | 250,000 |
| THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD | 550 Pinetree Dr | Alter Schools Elementary, Kindergarten Interior alter to upgrade HVAC and Domestic Water Systems | 0 | 2,190,700 |
| Tim See McDougall Energy Inc - 1188165 ONTARIO LTD. | 7340 Colonel Talbot Rd | Alter Convenience Store INTERIOR ALTERATION, PLUMBING AND STRUCTURAL CHANGES | 0 | 190,000 |
| TALU PROPERTIES INC. TALU PROPERTIES INC. | 805 Chelton Rd Q | Erect-Townhouse - Rental ERECT TOWNHOUSE BLOCK, BLDG Q, 3 STOREY, Municipal addresses 3354, 3352, 3350 Meadowgate Boulevard & DPNs 63, 65, 67 | 6 | 1,987,018 |
| TALU PROPERTIES INC. TALU PROPERTIES INC. | 805 Chelton Rd R | Erect-Townhouse - Rental ERECT TOWNHOUSE BLOCK, BLDG R, 3 STOREYS, Municipal addresses 3348, 3346, 3344, 3342 Meadowgate Boulevard & DPNs 69, 71, 73, 75. | 8 | 2,644,048 |

Total Permits 19 Units 82 Value 23,379,203

** 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

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|---|
| OWNER |
| DEVELOPMENTS YORK YORK DEVELOPMENTS |
| GATE INC WELLINGTON WELLINGTON GATE INC |