

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
September 2022

Date: November 28, 2022

Recommendation

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

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – **September 2022**

Permits Issued to the end of the month

As of September 2022, a total of 3,391 permits were issued, with a construction value of \$1.15 billion, representing 1,883 new dwelling units. Compared to the same period in 2021, this represents a 7.55% decrease in the number of building permits, with a 13.25% decrease in construction value and an 44.1% decrease in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of September 2022, the number of building permits issued for the construction of single and semi-detached dwellings was 519, representing a 38.5% decrease over the same period in 2021.

Number of Applications in Process

As of the end of September 2022, 970 applications are in process, representing approximately \$855.8 million in construction value and an additional 1,175 dwelling units compared with 1,224 applications, with a construction value of \$771 million and an additional 1,314 dwelling units in the same period in 2021.

Rate of Application Submission

Applications received in September 2022 averaged to 18.25 applications per business day, for a total of 365 applications. Of the applications submitted 39 were for the construction of single detached dwellings and 7 townhouse units.

Permits issued for the month

In September 2022, 365 permits were issued for 137 new dwelling units, totaling a construction value of \$79.8 million.

Inspections – Building

A total of 3,814 inspection requests were received with 2,675 inspections being conducted.

In addition, 18 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 3,814 inspections requested, 93% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 1,049 inspection requests were received, with 1,194 inspections being conducted.

An additional 133 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 676 inspections requested, 95% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 1,152 inspection requests were received with 1,465 inspections being conducted related to building permit activity.

An additional 14 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 586 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2020 Permit Data

To the end of September, a total of 2,977 permits were issued, with a construction value of \$1.1 Million, representing 2,457 new dwelling units. The number of single/semi detached dwelling units was 658.

Update

It should be noted that a request was made by council to depict any Commercial permits/developments that were receiving the Development Charge rate phase-in post 2014. This phase-in has since expired, and the tracking is no longer required. As such, as of the next report (October 2022), this portion will no longer appear at the end of the Principle Permits section.

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 September 2022. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity” for the month of September 2022 as well as “Principle Permits Reports”.

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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

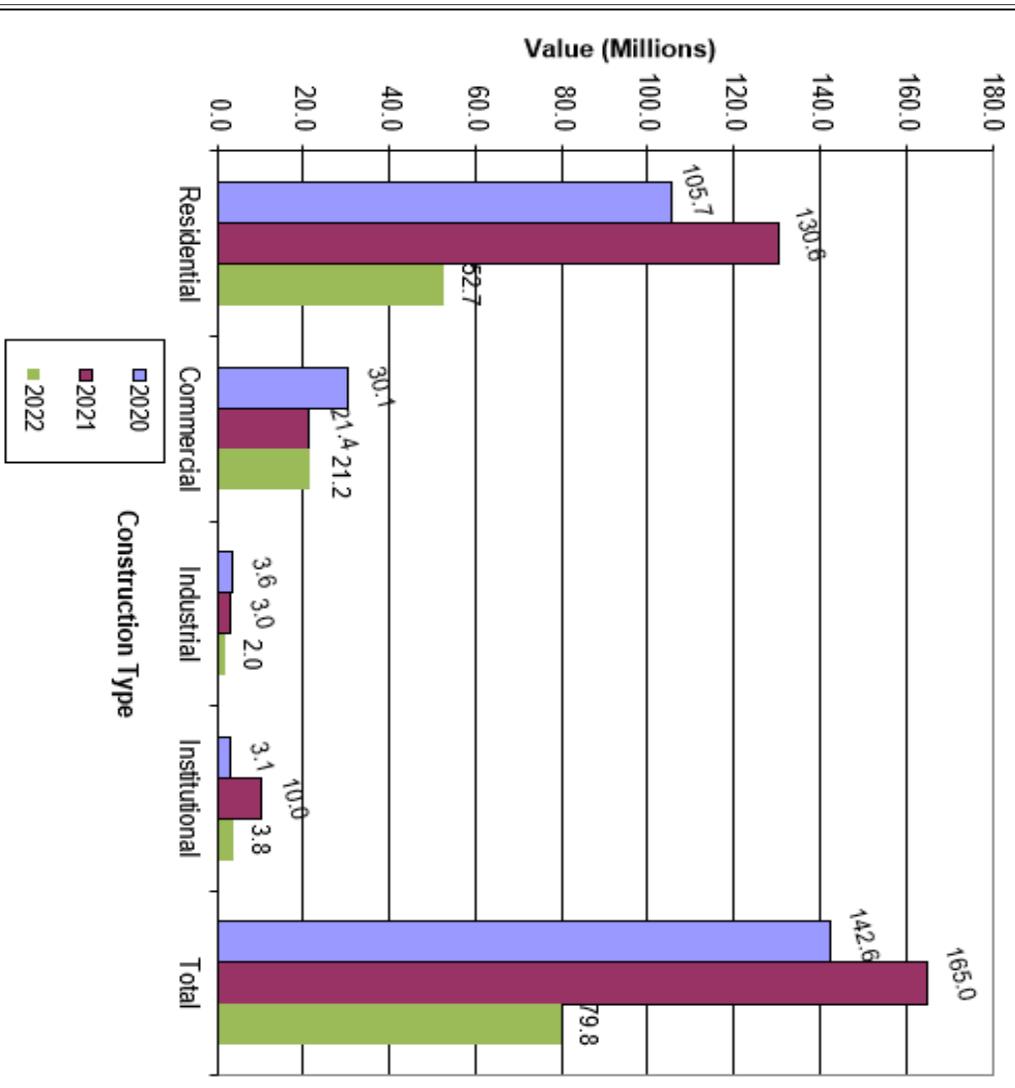
CITY OF LONDON

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

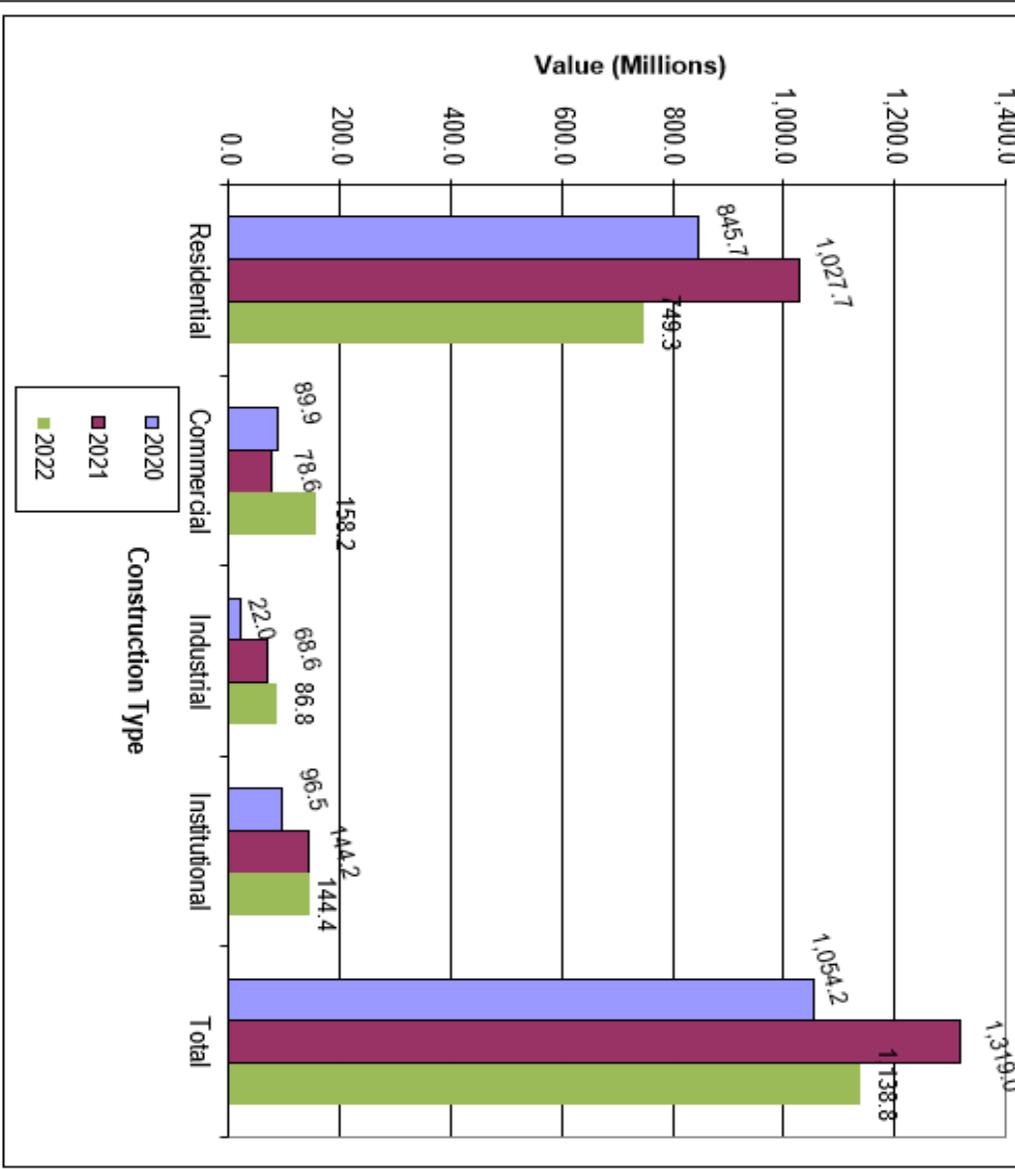
CLASSIFICATION	September 2022			to the end of September 2022			September 2021			to the end of September 2021			September 2020			to the end of September 2020		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	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	39	19,655,657	39	519	263,116,846	519	63	26,251,000	63	843	382,987,550	843	112	46,697,350	112	658	278,888,354	658
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	1	223,500	1	1	669,000	2	2	1,023,000	4
TOWNHOUSES	4	2,634,380	7	102	143,040,004	464	17	20,110,900	69	179	169,649,900	675	17	21,226,500	75	97	93,520,185	341
DUPLEX, TROPEX, QUAD, APT BLDG	1	16,317,000	70	13	260,759,763	745	3	77,775,500	266	14	411,371,500	1,751	2	30,000,000	104	12	430,878,800	1,414
RESALTER & ADDITIONS	183	14,113,495	20	1,534	82,405,002	154	174	6,437,830	13	1,423	63,455,427	101	191	7,118,000	9	1,087	41,414,009	40
COMMERCIAL -ERECT	2	15,601,140	1	13	55,109,419	1	1	95,000	0	22	11,519,400	0	0	0	0	9	7,160,300	0
COMMERCIAL -ADDITION	1	860,000	0	10	27,001,900	0	1	3,171,500	0	6	3,626,500	0	1	5,000	0	3	796,800	0
COMMERCIAL - OTHER	27	4,788,370	0	219	76,100,194	0	33	18,158,011	0	267	63,419,315	0	44	30,126,500	0	279	81,939,327	0
INDUSTRIAL -ERECT	0	0	0	2	29,580,184	0	0	0	0	12	45,227,409	0	1	100,000	0	5	8,286,700	0
INDUSTRIAL -ADDITION	0	0	0	7	52,657,871	0	1	3,000,000	0	6	6,386,560	0	0	0	0	4	7,918,800	0
INDUSTRIAL - OTHER	5	1,959,000	0	26	4,578,160	0	0	0	0	24	16,961,980	0	7	3,536,500	0	32	5,814,407	0
INSTITUTIONAL -ERECT	0	0	0	3	99,646,231	0	0	0	0	1	12,000,000	0	0	0	0	3	32,825,000	0
INSTITUTIONAL -ADDITION	0	0	0	2	2,397,000	0	0	0	0	6	47,273,386	0	0	0	0	8	15,178,000	0
INSTITUTIONAL - OTHER	29	3,841,300	0	137	42,388,836	0	9	10,042,500	0	108	84,897,450	0	14	3,083,000	0	132	48,539,001	0
AGRICULTURE	0	0	0	3	1,610,000	0	0	0	0	2	350,000	0	0	0	0	1	100,000	0
SWIMMING POOL FENCES	25	1,022,500	0	297	11,906,909	0	30	1,037,018	0	337	9,716,158	0	39	1,042,321	0	317	7,766,891	0
ADMINISTRATIVE	9	23,000	0	121	875,000	0	18	34,000	0	82	290,000	0	7	6,000	0	41	106,000	0
DEMOLITION	11	0	10	82	0	55	3	0	0	60	0	41	5	0	4	57	0	43
SIGN/CANOOPY - CITY PROPERTY	2	0	0	15	0	0	0	0	0	8	0	0	0	0	0	2	0	0
SIGN/CANOOPY - PRIVATE PROPERTY	27	0	0	286	0	0	44	0	0	267	0	0	37	0	0	228	0	0
TOTALS	365	80,805,842	137	3,391	1,153,173,319	1,883	397	168,113,259	411	3,668	1,329,356,034	3,371	478	143,610,171	302	2,977	1,062,155,574	2,457

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 September



Construction Value of Building Permits January to September



City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
LANKO TOOL & MOLD INCORPORATED	105 Towerline Pl	Install-Plant for Manufacturing Install a free standing overhead crane		300,000
BLUESTONE PROPERTIES INC. BLUESTONE PROPERTIES INC.	107 Base Line Rd W	Add Garage for Apartment Building ERECT PARKING GARAGE		3,842,750
The Board of of Western Ontario The Board of Governors The University of Western Ontario	1151 Richmond St	Alter University Interior alterations to cafe and Print & Reserves area. Weldon Library Expanded Scope	0	198,500
The Board of of Western Ontario The Board Of Governors The University of Western Ontario	1151 Richmond St	Install-University INSTALL SITE SERVICES		900,000
AUBURN DEVELOPMENTS INC AUBURN DEVELOPMENTS INC	1257 Huron St	Alter Apartment Building FULL BACONY REPLACEMENT	0	1,000,000
1587490 Ontario Limited Attn: Sean McNally	127 Toulon Cres	Alter Townhouse - Rental ALTER TO REPAIR FOR FIRE DAMAGE	0	480,000
Calloway Reit (London N) Inc Canadian Property Holdings	1280 Fanshawe Park Rd W	Alter Retail Store CM - INTERIOR FTT UP FOR EXISTING TILE FOR NEW OMNI SPACE	0	218,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1395 Riverbend Rd	Alter-Apartment Building Erect 6 storey apartment with 2 levels of underground parking.	70	16,317,000
WESTERN UNIVERSITY WESTERN UNIVERSITY	1400 Western Rd	Alter University RENOVATION EXISTING LABORATORY SPACE INTO OFFICE SPACE Units 201A - 206	0	200,000
London City	1484 Wilton Grove Rd	Alter Municipal Buildings ALTERATIONS TO REPAIR EXISTING SALT DOME STRUCTURE	0	120,000
Gobystone Corporation	149 Oxford St E	Alter Office Complex-Apartments/office CM - INTERIOR ALTERATIONS TO MAIN FLOOR FOR MEDICAL OFFICES.	0	112,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1566 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE W/ GOLF CART BAY, UNFINISHED BASEMENT, 2 BEDROOMS, REAR COVERED PORCH, A/C INCLUDED, SB-12 HOT2000, PART OF BLOCK 1, 33M721 (33R-20077) PART 30 ED ERVASTI LANE, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	479,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1586 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE W/ GOLF CART BAY, UNFINISHED BASEMENT, 2 BEDROOMS, REAR COVERED PORCH, A/C INCLUDED, SB-12 HOT2000, PART OF BLOCK 1, 33M721 (33R-20077) PART 27 ED ERVASTI LANE, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED	1	459,687
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES	1820 Canvas Way 64	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, NO DECK, NO A/C, SB-12 A1, M/LCP 927 LEVEL 1 UNIT 18, HRV & DW HR REQUIRED	1	379,642

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Calloway Reit (London N) Inc Canadian Property Holdings	1965 Hyde Park Rd	Alter Retail Store CM - TENANT FITUP FOR RETAIL STORE UNIT D-04A	0	115,600
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1965 Upperpoint Gate P	Erect-Townhouse - Condo ERECT 4 UNIT TOWNHOUSE BLOCK. BLDG P, 2 STOREY, DPN's 75, 77, 79, & 81 , SOILS REPORT REQUIRED.	4	1,316,051
American Iron & Metal Company Inc Americaine De Fer & Metaux Inc	2009 Gore Rd	Install-Site Services Install storm sewer.	0	787,000
American Iron & Metal Company Inc La Compagnie Americaine De Fer & Metaux Inc	2037 Gore Rd	Install-Site Services Install storm sewer.	0	787,000
2455869 Ontario Inc	2085 Jetstream Rd S/S	Erect-Office and storage ERECT PRE-ENG STEEL BUILDING	0	900,000
Unifirst Canada Ltd	2365 Innovation Dr	Erect-Dry Cleaning and Laundry Depot CM - ERECT NEW LAUNDRY FACILITY	1	14,701,140
THE CANADA LIFE ASSURANCE COMPANY	242 St George St	Alter Duplex ALTER TO INCREASE DEPTH OF BASEMENT W/ NEW ICF FOUNDATION, ALTER MAIN FLOOR W/ NEW OFFICE	0	108,000
Sifton Properties Limited The Canada Life Assurance Company	255 Dufferin Ave	Alter offices CM - EXTERIOR AND INTERIOR ALTERATIONS TO CREATE A B.F. ENTRANCE RAMP. Shell Permit Only - Provide sealed guards shop drawings to the Building Division for review prior to work in these areas	0	350,000
Sifton Properties Limited The Canada Life Assurance Company	255 Queens Ave	Alter offices CM - INTERIOR ALTERATIONS - 18TH FLOOR	0	338,000
THAMES VALLEY DISTRICT SCHOOL BOARD VALLEY DISTRICT SCHOOL BOARD	301 Wortley Rd	Alter Schools Elementary, Kindergarten ALTER - TO REPLACE, FIRE ALARM, EXIT SIGNAGE AND EMERGENCY LIGHTING	0	227,800
TRICAR LIMITED TRICAR PROPERTIES LIMITED	320 Thames St	Alter Apartment Building TENANT FIT UP FOR RESTAURANT.	0	214,000
CREATIVE PROPERTY DEVELOPMENTS INC	345 Horton St E	Alter Wholesale Outlets Interior alterations to existing tenant space within light industrial multi-tenant building.	0	250,000
WALNUT VISTA LTD	349 Southdale Rd E	Install-Townhouse - Condo Install site services.	0	900,000
2795861 Ontario Limited	373 Commissioners Rd W 100	Add Offices Alter Interior for Physician Clinic and Add for Boiler/Gas room. SHELL PERMIT: ADDITION FOR THE BOILER/GAS ROOM NOT TO BE CONSTRUCTED UNTIL FIRE PROTECTION REVIEW HAS BEEN COMPLETED. CRYOGENIC NOT TO BE CONSTRUCTED UNTIL FIRE PROTECTION REVIEW HAS BEEN COMPLETED.	0	850,000

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SKYLINE RETAIL REAL ESTATE HOLDINGS INC. SKYLINE RETAIL REAL ESTATE HOLDINGS INC.	395 Wellington Rd	Alter Retail Store ALTER - FOR METRO GROCERY STORE, W/ MECH, STRUCT, FPO SHELL PERMIT ONLY - PROVIDE SHOP DRAWINGS AND GRCC FOR: GUARD AT EXTERIOR RAMP, SPRINKLERS AND COMMERCIAL COOKING HOOD. PROVIDE INTEGRATED TESTING REPORT FOR: NEW FIRE ALARM PANEL, MAGLOCKS AND KITCHEN HOOD SUPPRESSION.	0	500,000
600 Oxford Group Inc C/O Craig Hansford	600 Oxford St W	Alter Offices CM - CREATING 4 SEPARATE SUITES AND TENANT FIT UP FOR ONE SUITE. Shell Permit Only – Provide sealed stairs guards and support for the stairs as per 9.8;9.2. shop drawings to the Building Division for review prior to work in these areas Shell Permit Only - Provide stairs and guard rail for architectural review, please provide fire damper spec sheet, please provide fire stopping spec sheet	0	337,000
649 Dental Inc. THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	649 Oxford St E 656 Tennent Ave	Alter Offices CHANGE OF USE - INTERIOR ALTERATION Alter Schools Secondary, High, Jr. High FIRE ALARM ALTERATIONS	0	114,000 800,000
Luanne Soares London Condominium Corporation no 33 PROVINCE OF ONTARIO INFRASTRUCTURE PROVINCE OF ONTARIO MINISTER OF INFRASTRUCTURE	700 Osgoode Dr 711 Exeter Rd 79 Dartmouth Dr	Install-Townhouse - Condo INSTALL NEW DRAINAGE SYSTEM (APPROX 160") AND RE-GRADE Alter Jails ALTERATION TO EXISTING WORK ROOM LM4	0	150,000 200,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	795 Trafalgar St	Alter Schools Elementary, Kindergarten Upgrading electrical and security system	0	350,000
LHSC LHSC - LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Alter Hospitals Interior alterations of existing areas within the hospital located on the basement level of westminster tower building	0	119,000
MEGBROOK HOLDINGS INC. MEGBROOK HOLDINGS INC.	841 Wellington Rd	Alter Restaurant ALTERATION TO FINISH FOR RESTAURANT MORE THAN 30 SEATS (UNIT 102)	0	117,000

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
CITY LONDON WESTERN FAIR ASSOCIATION	900 King St	Alter Convention Centre/Exhibition Hall Removal of deteriorating concrete at roof and top section of outside wall for service tunnel. Rework of structural steel to allow for increased headroom in tunnel. Re-installation of top section of concrete wall and deck above. Removal and re-installation of mechanical and electrical services to allow for concrete removal.	0	1,500,000
	920 Dufferin Ave	Alter Duplex ALTER MAIN FLOOR TO REHABILITATE RESIDENTIAL UNITS	0	195,000
SOUTHSIDE CONSTRUCTION MANAGEMENT LTD	939 Southdale Rd W	Alter Restaurant ALTER - FOR RENOVATION TO EXISTING TIM	0	210,000
SOUTHSIDE CONSTRUCTION MANAGEMENT LTD		HORTONS. W/ FACADE AND MECHANICAL WORK		

Total Permits 41 Units 78 Value 51,548,170

** Includes all permits over \$100,000, except for single and semi-detached dwellings.*