

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
October 2022

Date: January 9, 2023

Recommendation

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

2.0 Discussion and Considerations

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

Permits Issued to the end of the month

As of October 2022, a total of 3,652 permits were issued, with a construction value of \$1.35 billion, representing 2,197 new dwelling units. Compared to the same period in 2021, this represents a 9.5% decrease in the number of building permits, with a 3.6% decrease in construction value and an 37.74% decrease in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of October 2022, the number of building permits issued for the construction of single and semi-detached dwellings was 555, representing an 39.4% decrease over the same period in 2021.

Number of Applications in Process

As of the end of October 2022, 860 applications are in process, representing approximately \$683.9 million in construction value and an additional 1,015 dwelling units compared with 1,276 applications, with a construction value of \$780 million and an additional 1,466 dwelling units in the same period in 2021.

Rate of Application Submission

Applications received in October 2022 averaged to 13.1 applications per business day, for a total of 314 applications. Of the applications submitted 36 were for the construction of single detached dwellings and 12 townhouse units.

Permits issued for the month

In October 2022, 262 permits were issued for 314 new dwelling units, totaling a construction value of \$199.9 million.

Inspections – Building

A total of 4,087 inspection requests were received with 2,159 inspections being conducted.

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

Of the 4,087 inspections requested, 90% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 1,482 inspection requests were received, with 1,383 inspections being conducted.

An additional 118 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 1,482 inspections requested, 92% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 1,226 inspection requests were received with 1,428 inspections being conducted related to building permit activity.

An additional 7 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,226 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2020 Permit Data

To the end of October , a total of 3,370 Permit were issued, with a construction value of \$1.17 Billion, representing 2,773 new dwelling units. The number of single/semi detached dwelling units was 760.

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

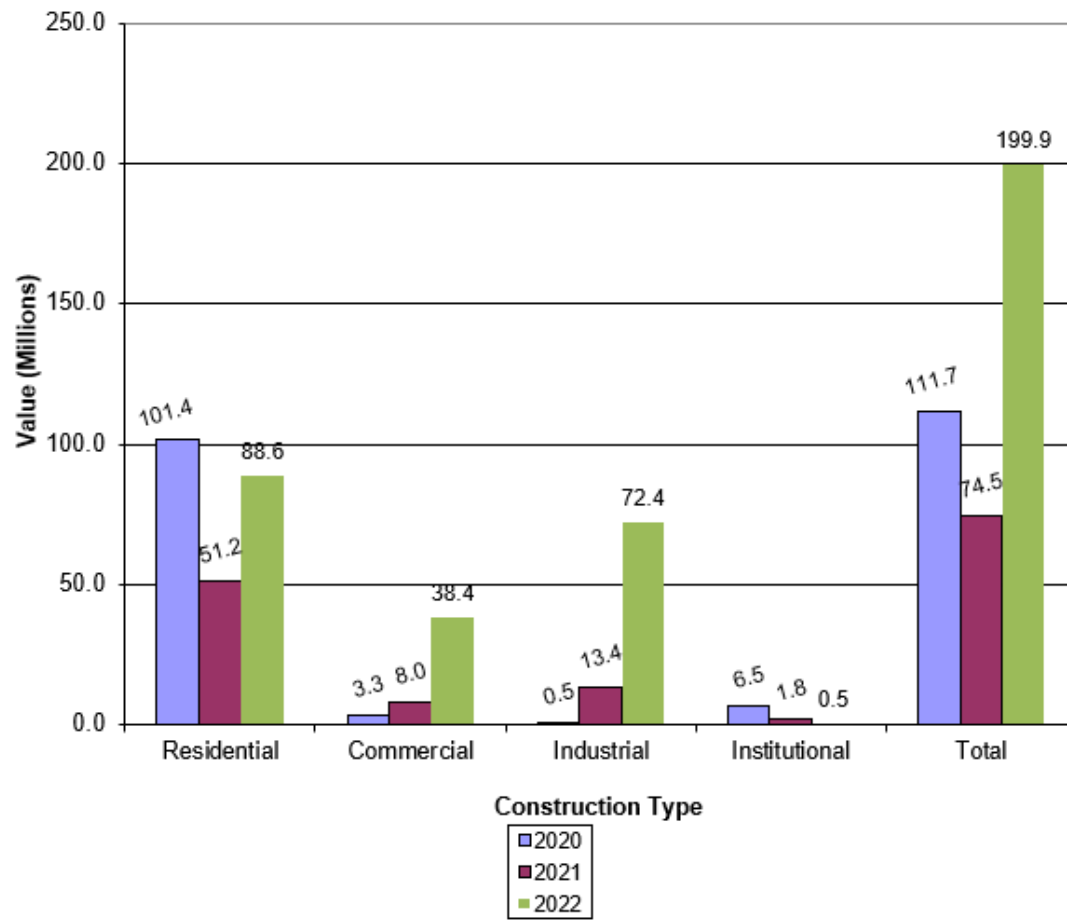
APPENDIX "A"

**CITY OF LONDON
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF October 2022**

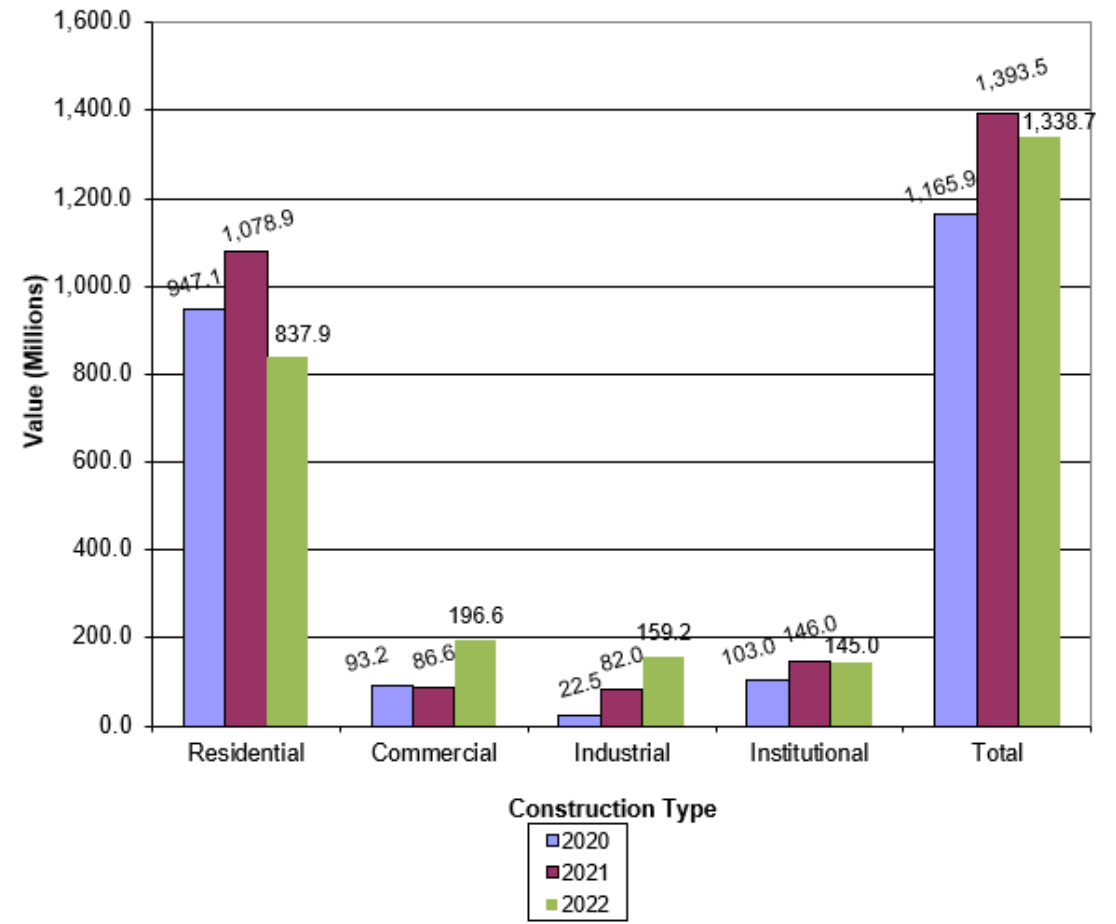
CLASSIFICATION	October 2022			to the end of October 2022			October 2021			to the end of October 2021			October 2020			to the end of October 2020		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	36	20,100,228	36	555	283,217,074	555	71	31,069,000	71	914	414,056,550	914	98	42,392,100	98	756	321,280,454	756
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	1	526,000	1	2	749,500	2	0	0	0	2	1,023,000	4
TOWNHOUSES	3	3,682,524	12	105	146,722,528	476	14	15,022,300	73	193	184,672,200	748	22	22,359,800	97	119	115,879,985	438
DUPLEX, TRIPLEX, QUAD, APT BLDG	2	56,049,372	250	15	316,809,135	995	0	0	0	14	411,371,500	1,751	1	29,586,000	116	13	460,464,800	1,530
RES-ALTER & ADDITIONS	155	8,728,583	16	1,688	91,115,585	170	154	4,575,225	13	1,577	68,030,652	114	156	7,028,754	5	1,243	48,442,763	45
COMMERCIAL -ERECT	2	36,671,668	0	15	91,781,087	1	2	1,955,000	0	24	13,474,400	0	0	0	0	9	7,160,300	0
COMMERCIAL - ADDITION	0	0	0	10	27,001,900	0	0	0	0	6	3,626,500	0	1	1,386,000	0	4	2,182,800	0
COMMERCIAL - OTHER	18	1,734,916	0	237	77,835,110	0	32	6,094,900	0	299	69,514,215	0	24	1,953,842	0	303	83,893,169	0
INDUSTRIAL - ERECT	1	69,793,395	0	3	99,373,579	0	2	1,115,000	0	14	46,342,409	0	1	366,700	0	6	8,653,400	0
INDUSTRIAL - ADDITION	0	0	0	7	52,657,871	0	1	10,500,000	0	7	16,886,560	0	1	12,500	0	5	7,931,300	0
INDUSTRIAL - OTHER	3	2,601,700	0	29	7,179,860	0	7	1,820,500	0	31	18,782,480	0	3	101,000	0	35	5,915,407	0
INSTITUTIONAL - ERECT	0	0	0	3	99,646,231	0	0	0	0	1	12,000,000	0	1	30,000	0	4	32,855,000	0
INSTITUTIONAL - ADDITION	0	0	0	2	2,379,000	0	0	0	0	6	47,273,386	0	0	0	0	8	15,178,000	0
INSTITUTIONAL - OTHER	5	543,000	0	142	42,931,836	0	8	1,829,500	0	116	86,726,950	0	13	6,458,000	0	145	54,997,001	0
AGRICULTURE	0	0	0	3	1,610,000	0	2	207,000	0	4	557,000	0	1	162,000	0	2	262,000	0
SWIMMING POOL FENCES	10	600,600	0	307	12,507,509	0	18	737,138	0	355	10,453,296	0	23	788,400	0	340	8,555,291	0
ADMINISTRATIVE	6	6,000	0	127	881,000	0	5	8,000	0	87	298,000	0	4	3,000	0	45	109,000	0
DEMOLITION	3	0	3	85	0	58	7	0	4	67	0	45	8	0	1	65	0	44
SIGNS/CANOPY - CITY PROPERTY	2	0	0	17	0	0	0	0	0	8	0	0	3	0	0	5	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	16	0	0	302	0	0	43	0	0	310	0	0	33	0	0	261	0	0
TOTALS	262	200,511,986	314	3,652	1,353,649,305	2,197	367	75,459,563	158	4,035	1,404,815,597	3,529	393	112,628,096	317	3,370	1,174,783,670	2,817

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
October**



**Construction Value of Building Permits
January to October**





City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
IPEX INC	1055 Wilton Grove Rd	Alter Plant for Manufacturing Interior reno - Add new concrete pads for new machines	0	456,000
JEFF WILSON WHITE OAKS MALL HOLDINGS LTD.	1105 Wellington Rd	Alter Restaurant <= 30 People Unit 210 - ALTERATION TO CREATE FAST FOOD RESTAURANT	0	150,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1175 Riverbend Rd	Install-Townhouse - Rental Install site services.		1,000,000
HOMESTEAD LAND HOLDINGS LTD. HOMESTEAD LAND HOLDINGS LTD.	1201 Richmond St	Alter Apartment Building FOUNDATION REPAIR	0	150,000
Rembrandt Developments (Woodstock) Inc	1224 Blackwell Blvd B	Erect-Townhouse - Condo ERECT 7 UNIT TOWNHOUSE BLOCK. BLDG B, 2 STOREY, DPNs 12, 14, 16, 18, 20, 22, & 24. SOILS REPORT REQUIRED.	7	1,885,626
Sean McNally MCI Properties	125 Toulon Cres	Alter Townhouse - Rental ALTER TO RESTORE ATTIC INSULATION DUE TO FIRE DAMAGE. REPLACE OR REPAIR TO THREE ROOF TRUSSES. REPLACE OR REPAIR WALL STUDS AS REQUIRED.		480,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1325 Riverbend Rd	Alter Apartment Building RA - INTERIOR FIT UP FOR RETAIL TENANT UNIT 155 Landlord Permit Open for Demising Wall and Sloped Floor/Handrail.	0	120,000
THE RIDGE AT BYRON INC. THE RIDGE AT BYRON INC.	1710 Ironwood Rd 3	Erect-Townhouse - Cluster SDD ERECT SDD, 1 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 4 BEDROOMS, COVERED PORCH AND TERRACE, NO A/C, SB-12 A5, LOT 2, HRV & DWHR REQUIRED	1	554,514
2560533 ONTARIO INC. 2560533 ONTARIO INC.	1820 Adelaide St N 3	Alter Restaurant INTERIOR ALTERATION, INTERIOR PARTITION OF WALLS, INCLUDING PLUMBING AND MECHANICAL WORK	0	180,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1965 Upperpoint Gate Q	Erect-Townhouse - Condo ERECT 4 UNIT TOWNHOUSE BLOCK. BLDG Q, BLOCK B, DPN's 83, 85, 87, & 89 , SOILS REPORT REQUIRED. 2 STOREY.	4	1,242,384
Dancor Oxford Inc	1985 Gore Rd	Erect-Warehousing ERECT A 51,891.02 sqm INDUSTRIAL AND WAREHOUSE.	0	69,793,395
RICHMOND BLOCK LONDON CORPORATION	201 Queens Ave	Alter Offices CM - INTERIOR ALTERATIONS C/W FIRE ALARM RELOCATION 3rd FLOOR 2232, 2208	0	310,000
Drewlo Holdings Inc.	290 South Carriage Rd	Erect-Recreation Centre Erect Pool/Fitness Building to support Apartment Buildings.	0	2,000,000



City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
731675 ONTARIO LIMITED 731675 ONTARIO LIMITED	3080 Bostwick Rd	Erect-Apartment Building RA - ERECT 17 FLOOR APARTMENT BUILDING Parkland Dedication Fees Paid in SP Folder; 19-016387 Scanned into City Hub - BLD-278	208	44,337,600
Wellington Gate Inc	352 Wellington Rd	Alter Restaurant Interior and exterior alterations to Tim Hortons	0	450,000
K PAUL ARCHITECT INC	352 Wellington Rd	Alter Restaurant Interior and exterior alterations to Tim Hortons	0	450,000
1841579 ONTARIO LIMITED	384 Neptune Cres	Alter Plant for Manufacturing INTERIOR ALTERATIONS TO CREATE NEW OFFICES AND LAB	0	2,095,700
Four Fourteen Inc	418 Old Wonderland Rd	Install-Townhouse - Cluster SDD INSTALL SITE SERVICING FOR FUTURE TOWNHOUSES	0	1,200,000
	421 Palmtree Ave			110,000
QULIBIE CHURCH Quilbie Gabriel Church	430 Elizabeth St	Alter Churches REPLACING THE RAMP INTERIOR RENOVATION Shell Permit Only – Provide sealed stair and ramp guard shop drawings to the Building Division for review prior to work in these areas	0	200,000
1300825 ONTARIO INC 1300825 ONTARIO INC	60 Wharncliffe Rd N	Alter Retail Store ALTER INTERIOR TO CREATE SECOND UNIT B FOR CONVENIENCE STORE	0	150,000
600 Oxford Group Inc C/O Craig Hansford	610 Oxford St W	Alter Restaurant CM - Alter interior for Restaurant - Add Freezer to rear of building. Provide Fire Suppression Plan for Commercial Exhaust Hood in Kitchen along with GRCC. Shell Permit - Provide sealed guardrail shop drawings around raised floor to the Building Division for review prior to work in these areas	0	150,000
CHOICE PROPERTIES LTD. PART. C/O CP REIT ONTARIO PROPERTIES LTD	825 Oxford St E	Erect-Retail Store ERECT SHOPPERS DRUGMART RETAIL STORE AND INSTALL MAG LOCK Shell Permit Only – Provide sealed exterior stairs and guards/handrails stairs guards, access ladder shop drawings to the Building Division for review prior to work in these areas (see A604)	0	34,671,668
TALU PROPERTIES INC. TALU PROPERTIES INC.	835 Chelton Rd C	Erect-Apartment Building Erect 4 storey apartment building Foundation permit	42	11,711,772



City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Westminster Park Congregation Of Jehovah'S Witnesses	866 Wellingsboro Rd	Alter Churches Interior alterations including replace HVAC system	0	200,500

Total Permits 25 Units 262 Value 174,049,159

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