

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
December 2022

Date: February 21, 2023

Recommendation

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

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – December 2022

Permits Issued to the end of the month

As of December 2022, a total of 4,176 permits were issued, with a construction value of \$1.6 billion, representing 2,598 new dwelling units. Compared to the same period in 2021, this represents a 12.3% decrease in the number of building permits, with a 2.2%

decrease in construction value and an 35.03% decrease in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of December 2022, the number of building permits issued for the construction of single and semi-detached dwellings was 612, representing an 41.6% decrease over the same period in 2021.

Number of Applications in Process

As of the end of December 2022, 919 applications are in process, representing approximately \$635.3 million in construction value and an additional 1,117 dwelling units compared with 1,418 applications, with a construction value of \$960 million and an additional 2,235 dwelling units in the same period in 2021.

Rate of Application Submission

Applications received in December 2022 averaged to 14 applications per business day, for a total of 236 applications. Of the applications submitted 31 were for the construction of single detached dwellings and 40 townhouse units.

Permits issued for the month

In December 2022, 236 permits were issued for 97 new dwelling units, totaling a construction value of \$101.0 million.

Inspections – Building

A total of 2,058 inspection requests were received with 2,201 inspections being conducted.

In addition, 3 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 2,058 inspections requested, 94% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 1,071 inspection requests were received, with 982 inspections being conducted.

An additional 100 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the ,1071 inspections requested, 94% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 826 inspection requests were received with 1,030 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 826 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2020 Permit Data

To the end of December , a total of 4,091 Permit were issued, with a construction value of 1.62 Billion, representing 3,834 new dwelling units. The number of single/semi detached dwelling units was 967

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

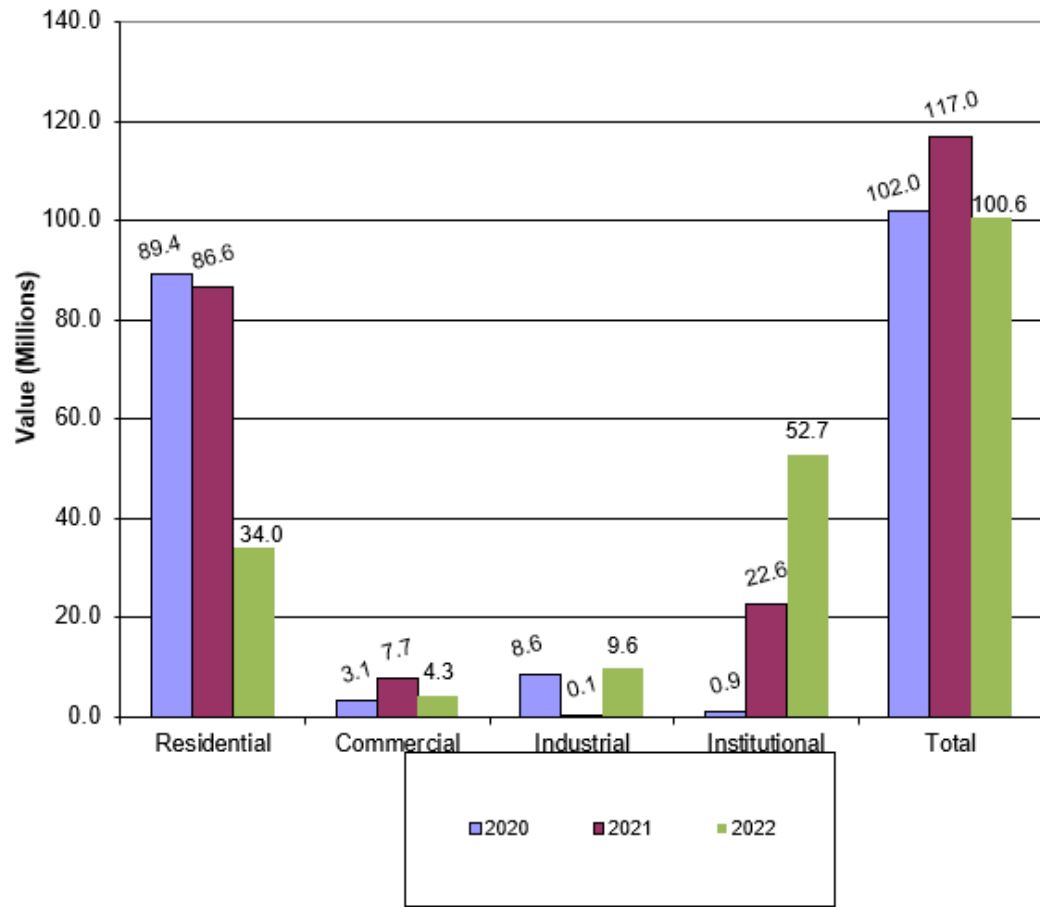
APPENDIX "A"

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

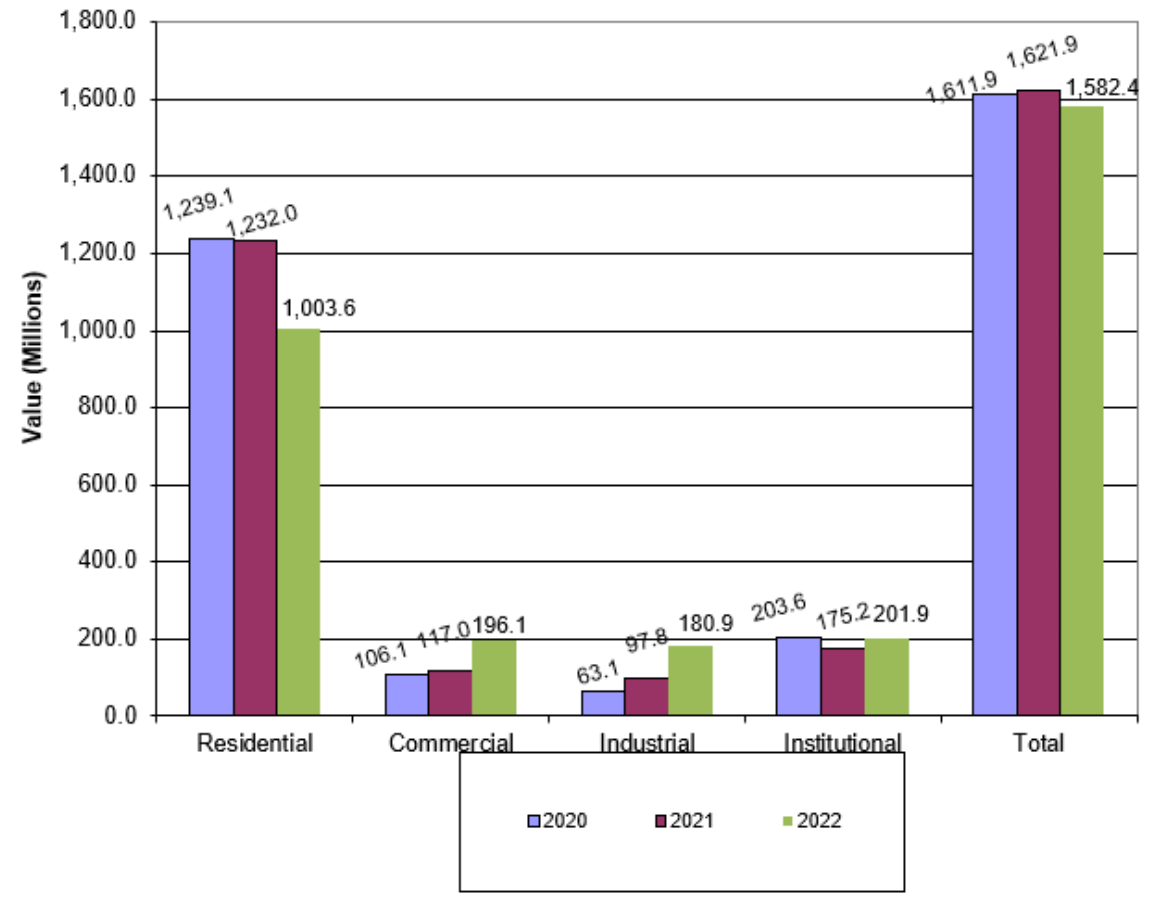
CLASSIFICATION	December 2022			to the end of December 2022			December 2021			to the end of December 2021			December 2020			to the end of December 2020		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF 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	31	16,618,097	31	612	317,888,297	610	43	19,022,100	43	1,045	473,954,650	1,045	100	45,612,700	100	963	414,170,954	963
SEMI DETACHED DWELLINGS	0	0	0	1	919,374	2	0	0	0	2	434,500	2	0	0	0	2	1,023,000	4
TOWNHOUSES	9	13,214,534	40	143	215,816,274	709	16	14,286,800	69	237	215,823,400	891	10	9,437,117	52	145	136,851,902	536
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	16	371,963,035	1,052	3	46,786,500	173	17	458,158,000	1,924	3	29,200,000	176	20	626,102,400	2,210
RES-ALTER & ADDITIONS	104	4,180,892	26	1,932	96,985,151	224	118	6,541,195	15	1,889	83,617,986	137	109	5,116,900	15	1,509	60,969,387	68
COMMERCIAL -ERECT	1	1,794,000	0	19	84,781,087	1	2	3,972,000	0	29	23,783,100	0	0	0	0	11	8,460,300	0
COMMERCIAL - ADDITION	0	0	0	10	26,741,900	0	0	0	0	8	4,101,500	0	1	894,300	0	6	3,097,100	0
COMMERCIAL - OTHER	19	2,510,660	0	287	84,572,751	0	28	3,688,115	0	364	89,067,040	0	28	2,227,200	0	373	94,514,869	0
INDUSTRIAL - ERECT	1	4,800,000	0	4	104,173,579	0	0	0	0	14	46,342,409	0	0	0	0	8	40,231,400	0
INDUSTRIAL - ADDITION	3	4,720,595	0	10	69,157,986	0	0	0	0	9	30,886,560	0	0	0	0	5	7,931,300	0
INDUSTRIAL - OTHER	1	100,000	0	33	7,525,860	0	4	50,500	0	41	20,539,980	0	11	8,584,000	0	51	14,958,007	0
INSTITUTIONAL - ERECT	2	50,935,329	0	5	150,581,560	0	1	21,600,000	0	2	33,600,000	0	0	0	0	7	129,443,300	0
INSTITUTIONAL - ADDITION	0	0	0	4	6,830,800	0	1	3,000	0	9	51,276,386	0	1	600,000	0	9	15,778,000	0
INSTITUTIONAL - OTHER	7	1,767,000	0	154	44,459,466	0	10	1,035,700	0	133	90,325,650	0	5	314,700	0	162	58,399,501	0
AGRICULTURE	1	193,000	0	4	1,803,000	0	0	0	0	4	557,000	0	1	7,000	0	3	269,000	0
SWIMMING POOL FENCES	3	213,000	0	317	13,105,615	0	4	123,564	0	377	11,316,960	0	5	142,728	0	358	9,235,019	0
ADMINISTRATIVE	6	0	0	142	890,000	0	4	0	0	94	298,000	0	9	0	0	62	109,000	0
DEMOLITION	15	0	9	110	0	73	8	0	4	83	0	54	4	0	3	78	0	53
SIGNS/CANOPY - CITY PROPERTY	2	0	0	21	0	0	0	0	0	8	0	0	1	0	0	7	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	31	0	0	352	0	0	33	0	0	395	0	0	23	0	0	312	0	0
TOTALS	236	101,047,107	97	4,176	1,598,195,735	2,598	275	117,109,474	300	4,760	1,634,083,121	3,999	311	102,136,645	346	4,091	1,621,544,439	3,834

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
December**



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





City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Derek Hill Cargill Value Added Meats- Canada Attn: Tax & Customs	10 Cuddy Blvd	Add Food Processing Plant Adding 6 Bay Bird barn Foundation Permit – Provide full of the sealed Steelway drawings reviewed by the principal structural engineer, SPH Engineering, to the Building Division for review prior to work in these areas. Not approved for plumbing or HVAC work.	0	2,500,000
ENBRIDGE GAS INC	109 Commissioners Rd W	Alter Offices ALTER - FOR NEW OFFICE LAYOUT, W/ MECH AND ELECTRICAL	0	245,760
UWO BOARD OF GOVERNORS UWO BOARD OF GOVERNORS	1151 Richmond St	Alter University WU IGAB EXAM SPACE RENOVATIONS	0	190,000
REMBRANDT (WOODSTOCK) INC REMBRANDT DEVELOPMENTS (WOODSTOCK) INC	1224 Blackwell Blvd J	Erect-Townhouse - Condo ERECT 6 UNIT TOWNHOUSE BLOCK. BLDG J, 2 STOREY, DPNs 1228, 1230, 1232, 1234, 1236, & 1238, SOILS REPORT REQUIRED.	6	1,709,656
DEBORAH LUCAS HURON UNIVERSITY COLLEGE	1349 Western Rd	Erect-University New 6 storey student residence tower with Classrooms and Dining/Kitchen facilities on Level 1. Shell Permit Only –Provide sealed security grill shop, curtain wall and interior stair/landings guards shop drawings to the Building Division for review prior to work in these areas	0	50,495,429
2560334 ONTARIO INC UPTOWN COMMERCIAL CENTRE 2560334 ONTARIO INC O/A UPTOWN COMMERCIAL CENTRE	135 Villagewalk Blvd	Erect-Retail Plaza ERECT RETAIL PLAZA SEPARATE PERMITS REQUIRED FOR TENANT FIT-UPS	0	1,794,000
LONDON HUNT & COUNTRY CLUB	1431 Oxford St W	Install-Clubs, Non Residential Plumbing modifications in basement and North kitchen.		200,000
1000246244 Ontario Limited Romkey Capital Corp Romkey Hh Corp &	1510 Woodcock St	Alter Medical Offices INTERIOR FIT UP FOR PHYSIOTHERAPY CLINIC. - UNIT 1.	0	500,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1643 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD ERECT SDD, 1 STOREY, 2 CAR GARAGE AND GOLF PARKING, FINISHED BASEMENT, 3 BEDROOMS, COVERED PORCH, W/ A/C, SB-12 A3, HOT2000, PART 13, 33R-20077, HRV * DWHR REQUIRED **M-PLAN NOT PROVIDED**	1	633,884
PARTICIPATION HOUSE SUPPORT SERVICES - LONDON & AREA	1796 Adelaide St N	Alter Clubs, Recreational Facilities INTERIOR ALTERATION - ADDING AN ELEVATOR	0	250,000



City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1965 Upperpoint Gate F	Erect-Townhouse - Condo ERECT 2 STOREY, 4 UNIT TOWNHOUSE , BLOCK F, DPNs 17, 19, 21, 23. SB12-A1. Unfinished basements, no decks. Units 26-29.	4	973,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1965 Upperpoint Gate V	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG V, 4 UNITS DPN 122,124,126,128, 3 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, COVERED PORCH, SB-12 A5, HRV & DWHR REQUIRED *SOILS RETAINER REPORT REQUIRED*	4	1,724,206
CAPREIT APARTMENTS INC CAPREIT APARTMENTS INC	200 Sandringham Cres	Alter Apartment Building Repair of concrete balcony slabs and full replacement of existing balcony railings	0	604,000
DANCOR OXFORD INC DANCOR PHASE II OXFORD INC	2146 Oxford St E	Erect-Plant for Manufacturing ERECT BUILDING SHELL. Development Charges to be reviewed under the tenant fit up permits.	0	4,800,000
PERPETUALLY INNOVATIVE DEVELOPMENTS INC PERPETUALLY INNOVATIVE DEVELOPMENTS INC	2700 Buroak Dr A	Erect-Townhouse - Condo ERECT 6 UNIT TOWNHOUSE, BLOCK A, 2 STOREY, DPN'S 15,17,19,21,23,25	6	1,803,335
PERPETUALLY INNOVATIVE DEVELOPMENTS INC PERPETUALLY INNOVATIVE DEVELOPMENTS INC	2700 Buroak Dr B	Erect-Townhouse - Condo ERECT 6 UNIT TOWNHOUSE, BLOCK B, 2 STOREY, DPN'S 27,29,31,33,35,37	6	1,803,335
PERPETUALLY INNOVATIVE DEVELOPMENTS INC PERPETUALLY INNOVATIVE DEVELOPMENTS INC	2700 Buroak Dr C	Erect-Townhouse - Condo ERECT 6 UNIT TOWNHOUSE, BLOCK C, 2 STOREY, DPN'S 39,41,43,45,47,49	6	2,052,000
PERPETUALLY INNOVATIVE DEVELOPMENTS INC PERPETUALLY INNOVATIVE DEVELOPMENTS INC	2700 Buroak Dr D	Erect-Townhouse - Condo ERECT 6 UNIT TOWNHOUSE, BLOCK D, 2 STOREY, DPN'S 1,3,5,7,9,11	6	1,803,335
WESTHAVEN HOMES (2008) INC. WESTHAVEN HOMES (2008) INC.	2835 Sheffield Pl 6	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD. 2 STOREY, 2 CAR GARAGE, 5 BEDROOM, FINISHED BASEMENT, NO DECK, NO A/C, SB-12 A1, DPN 6, MVLCF LEVEL 1 UNIT 3, HRV & DWHR REQUIRED, SOILS REPORT REQUIRED.	1	711,783
2726593 ONTARIO INC	363 Sovereign Rd	Add Plant for Manufacturing ID - ADDITION TO MANUFACTURING PLANT	0	1,156,700
LONDON DAIRY FARMS LTD. LONDON DAIRY FARMS LTD.	3700 Old Victoria Rd	Erect-Farm Workshop ERECT 1 STOREY FARM BUILDING		193,000
Linsey Holdings Ltd	4045 Blakie Rd	Add Warehousing AN ADDITION TO EXISTING BUILDING Shell Permit Only – Provide a crane sealed shop drawings s shop drawings to the Building Division for review prior to work in these areas	0	1,063,895



City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
London City	625 Adelaide St N	Erect-Municipal Buildings ERECT NEW PUMPING STATION Foundation Permit Only –Provide sealed precast concrete stairs, precast concrete walls and precast roof panels shop drawings to the Building Division for review prior to work in these areas	0	439,900
CRIDON INVESTMENTS LTD CRIDON INVESTMENTS LIMITED	645 William St	Alter Apartment Building REPAIR TO WING WALL AND GUARD RAIL ON BALCONY.	0	150,000
Sab Realty Limited	655 Fanshawe Park Rd W	Alter Gymnasia INTERIOR FIT UP FOR CYCLING STUDIO - UNIT 3	0	199,300
2206868 ONTARIO INC 2206868 ONTARIO INC	725 Notre Dame Dr	Alter Restaurant <= 30 People ALTER - FOR TENANT FIT UP SUITE 5, FISH AND CHIPS RESTAURANT. W/ MECH AND PLUMB.	0	120,000
THE Y GROUP INVESTMENTS & MANAGEMENT INC	745 Waterloo St	Alter Offices INTERIOR ALTERATIONS FROM RETAIL AND RESIDENTIAL TO MEDICAL OFFICE SPACE	0	125,500
Cranbrook Estates Inc	755 Adelaide St N	Alter Restaurant INTERIOR ALTERATIONS TO TIM HORTONS	0	526,700
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Install-Hospitals Replace the existing zone C/D fluid cooler with a new cooling tower. Replace existing backflow preventor and reconnect DCW to the cooling tower system.		1,325,000
MIT-MEDICAL INVESTMENT TEAM INC. MIT-MEDICAL INVESTMENT TEAM INC.	990 Gainsborough Rd	Alter Offices Interior alter for new offices	0	104,300

Total Permits 30 Units 40 Value 80,198,018

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