

## 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  
January 2023

**Date:** March 20, 2023

## Recommendation

That the report dated January 2023 entitled “Building Division Monthly Report January 2023”, **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 January 2023.

## 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 January 2023. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity for the Month of January 2023”, as well as respective “Principle Permits Reports”.

### 2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – **January 2023**

#### Permits Issued to the end of the month

As of January 2023, a total of 208 permits were issued, with a construction value of \$51.8 million, representing 79 new dwelling units. Compared to the same period in 2022, this represents a 33.1% decrease in the number of building permits, with a 11.3% decrease in construction value and an 81.6% decrease in the number of dwelling units constructed.

### **Total permits to construct New Single and Semi-Dwelling Units**

As of the end of January 2023, the number of building permits issued for the construction of single and semi-detached dwellings was 16, representing a 81.6% decrease over the same period in 2022.

### **Number of Applications in Process**

As of the end of January 2023, 859 applications are in process, representing approximately \$580.9 million in construction value and an additional 1,022 dwelling units compared with 960 applications, with a construction value of \$1.4 billion and an additional 2,650 dwelling units in the same period in 2022.

### **Rate of Application Submission**

Applications received in January 2023 averaged to 9.9 applications per business day, for a total of 208 applications. Of the applications submitted 16 were for the construction of single detached dwellings and 44 townhouse units.

### **Permits issued for the month**

In January 2023, 16 permits were issued for new dwelling units, totaling a construction value of \$51.8 million.

### **Inspections – Building**

A total of 1,858 inspection requests were received with 2,105 inspections being conducted.

In addition, 10 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,858 inspections requested, 98% were conducted within the provincially mandated 48 hour period.

### **Inspections - Code Compliance**

A total of 692 inspection requests were received, with 955 inspections being conducted.

An additional 140 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 692 inspections requested, 99% were conducted within the provincially mandated 48 hour period.

### **Inspections - Plumbing**

A total of 901 inspection requests were received with 1,210 inspections being conducted related to building permit activity.

An additional 6 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 901 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

## **2021 Permit Data**

To the end of January, a total of 299 permits were issued, with a construction value of \$63 Million, representing 123 new dwelling units. The number of single/semi detached dwelling units was 102

## **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 January 2023. Attached as Appendix "A" to this report is a "Summary Listing of Building Construction Activity" for the month of January 2023 as well as "Principle Permits Reports".

**Prepared by:** Peter Kokkoros, P.Eng.  
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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

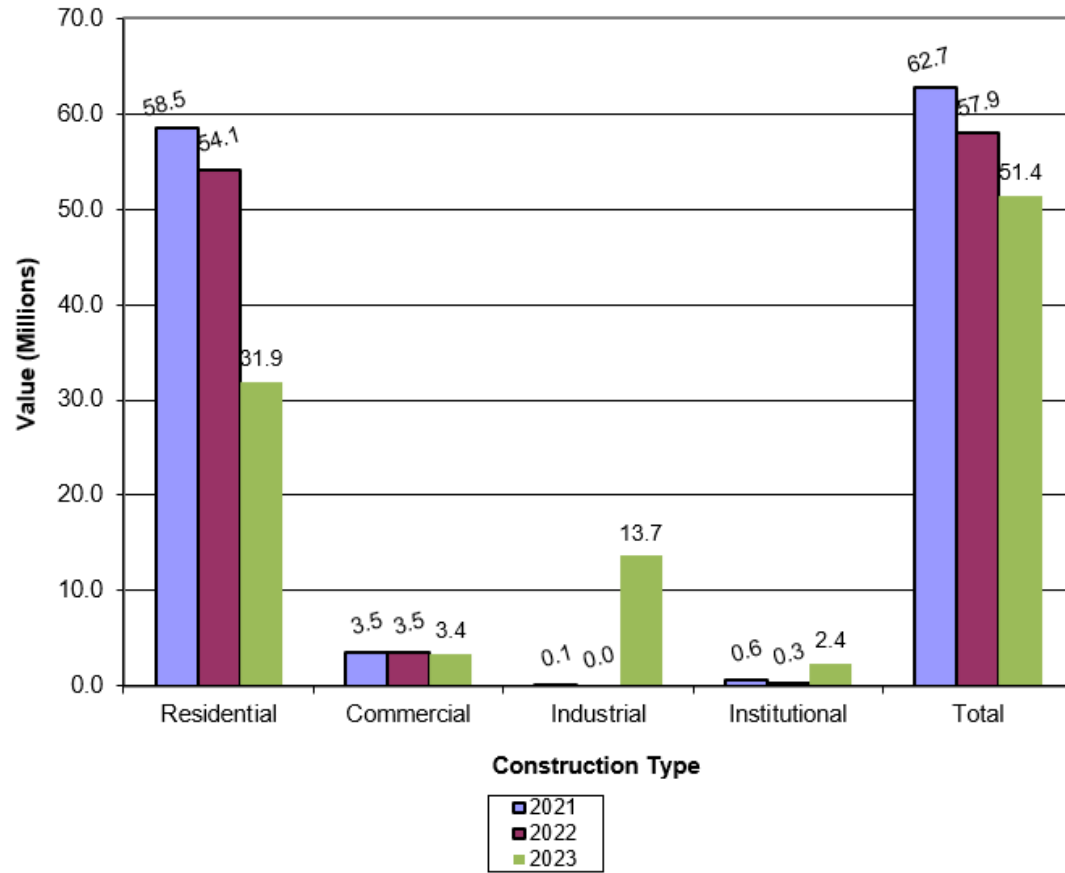
**APPENDIX "A"**

**CITY OF LONDON  
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF January 2023**

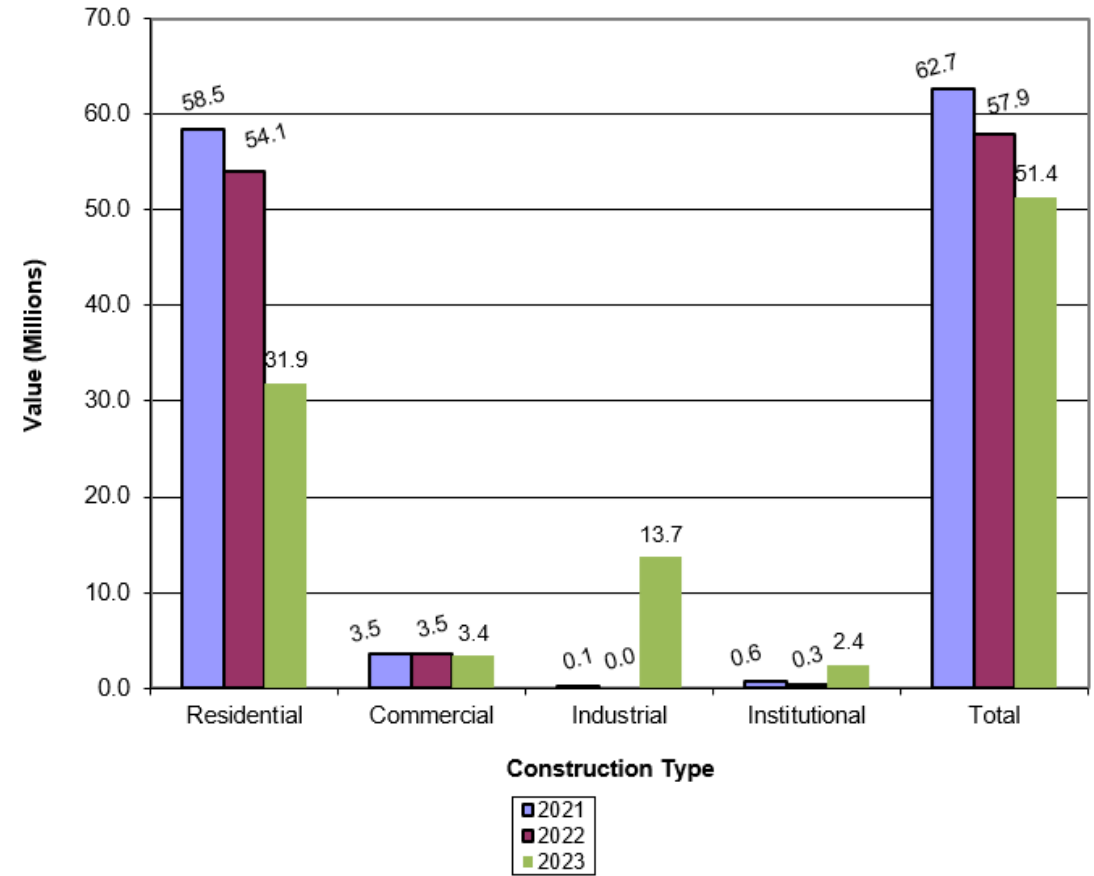
CLASSIFICATION	January 2023			to the end of January 2023			January 2022			to the end of January 2022			January 2021			to the end of January 2021		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	14	8,423,364	14	14	8,423,364	14	87	36,774,520	87	87	36,774,520	87	102	44,093,300	102	102	44,093,300	102
SEMI DETACHED DWELLINGS	1	921,661	2	1	921,661	2	0	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	9	16,330,716	44	9	16,330,716	44	15	12,446,800	44	15	12,446,800	44	9	4,200,800	12	9	4,200,800	12
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RES-ALTER & ADDITIONS	90	6,228,049	19	90	6,228,049	19	132	4,878,695	13	132	4,878,695	13	111	10,190,060	9	111	10,190,060	9
COMMERCIAL - ERECT	0	0	0	0	0	0	0	0	0	0	0	0	1	976,500	0	1	976,500	0
COMMERCIAL - ADDITION	1	1,000	0	1	1,000	0	1	500,000	0	1	500,000	0	0	0	0	0	0	0
COMMERCIAL - OTHER	14	3,359,575	0	14	3,359,575	0	22	3,004,259	0	22	3,004,259	0	23	2,533,200	0	23	2,533,200	0
INDUSTRIAL - ERECT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL - ADDITION	1	12,178,711	0	1	12,178,711	0	0	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL - OTHER	2	1,500,900	0	2	1,500,900	0	0	0	0	0	0	0	4	108,800	0	4	108,800	0
INSTITUTIONAL - ERECT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INSTITUTIONAL - ADDITION	0	0	0	0	0	0	0	0	0	0	0	0	1	100,000	0	1	100,000	0
INSTITUTIONAL - OTHER	8	2,415,750	0	8	2,415,750	0	5	324,000	0	5	324,000	0	5	530,000	0	5	530,000	0
AGRICULTURE	1	220,000	0	1	220,000	0	0	0	0	0	0	0	0	0	0	0	0	0
SWIMMING POOL FENCES	3	95,000	0	3	95,000	0	9	339,000	0	9	339,000	0	9	293,500	0	9	293,500	0
ADMINISTRATIVE	7	80,000	0	7	80,000	0	6	50,000	0	6	50,000	0	5	0	0	5	0	0
DEMOLITION	15	0	8	15	0	8	5	0	5	5	0	5	0	0	0	0	0	0
SIGNS/CANOPY - CITY PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	42	0	0	42	0	0	29	0	0	29	0	0	27	0	0	27	0	0
<b>TOTALS</b>	<b>208</b>	<b>51,754,726</b>	<b>79</b>	<b>208</b>	<b>51,754,726</b>	<b>79</b>	<b>311</b>	<b>58,317,274</b>	<b>144</b>	<b>311</b>	<b>58,317,274</b>	<b>144</b>	<b>299</b>	<b>63,026,160</b>	<b>123</b>	<b>299</b>	<b>63,026,160</b>	<b>123</b>

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  
January**



**Construction Value of Building Permits  
January**





## City of London - Building Division

### Principal Permits Issued from January 1, 2023 to January 31, 2023

Owner	Project Location	Proposed Work	No. of Units	Construction Value
WONDERLAND POWER CENTRE INC. WONDERLAND POWER CENTRE INC.	1040 Wharncliffe Rd S	Alter Retail Store INTERIOR ALTERATION SHELL PERMIT ONLY - FIRE PROTECTION UNDER REVIEW	0	1,000,000
UWO BOARD OF GOVERNORS UWO BOARD OF GOVERNORS	1151 Richmond St	Alter University INTERIOR ALTERATIONS TO THIRD FLOOR IGAB LEVEL 3	0	153,500
UWO BOARD OF GOVERNORS UWO BOARD OF GOVERNORS	1151 Richmond St	Alter University INTERIOR ALTERS TO MEDICAL SCIENCE BUILDING TISSUE CULTURE LAB 210	0	400,000
Dachelle Holdings Corporation	1420 Crumlin Sdrd	Add Plant for Manufacturing ADDITION TO MANUFACTURING PLANT	0	12,178,711
HULLY GULLY LIMITED	1619 Wharncliffe Rd S	Install-Automobile Service Station Install site services.		150,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1637 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD ERECT SDD, 1 STOREY, 2 CAR GARAGE WITH GOLD CART PARKING, PARTIALLY FINISHED BASEMENT, 2 BEDROOMS, COVERED PORCH, A/C, SB-12 A5, HOT2000, PART 12, 33R-20077, HRV & DWHR REQUIRED  **M-PLAN NOT FINALIZED YET**	1	538,104
LUX HOMES INC. LUX HOMES DESIGN & BUILD INC.	1965 Upperpoint Gate R	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG R, 4 UNITS DPN 91,93,95,97, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, A/C, HOT2000, HRV & DWHR REQUIRED  *SOILS RETAINER REPORT REQUIRED*	4	1,294,150
London Public Library Board	2016 Dundas St	Alter Municipal Buildings Tenant fit-up for a call centre	0	1,720,000
	3304 Westminster Dr	Erect-Farm Workshop ERECT A BARN		220,000
WELLINGTON GATE INC WELLINGTON GATE INC	332 Wellington Rd	Alter Restaurant <= 30 People RESTAURANT FIT UP FOR LESS THAN 30 PEOPLE. SHELL PERMIT commercial cooking hood fire suppression shop drawing required.	0	125,000
W-3 Lambeth Farms Inc.	6711 Royal Magnolia Ave A	Erect-Street Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG A, 5 UNITS, DPN 6787, 6795, 6799, 6803, 6807, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO A/C, R-2000, HRV & DWHR REQUIRED  *SOILS REPORT REQUIRED*	5	1,762,035



**City of London - Building Division**  
**Principal Permits Issued from January 1, 2023 to January 31, 2023**

Owner	Project Location	Proposed Work	No. of Units	Construction Value
W-3 Lambeth Farms Inc.	6887 Royal Magnolia Ave A	Erect-Street Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG A, 6 UNITS DPN 6937, 6941, 6945, 6949, 6953, 6957, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, W/ A/C, COVERED PORCH, SB-12 A1, HRV & DWHR REQUIRED  *SOILS REPORT REQUIRED*	6	2,221,956
W-3 Lambeth Farms Inc.	6887 Royal Magnolia Ave B	Erect-Street Townhouse - Condo ERECT 6 UNIT STREET TOWNHOUSE BLOCK B, 2 STOREYS, 1 CAR GARAGE, DPNS 6913, 6917, 6921, 6925, 6929, 6933	6	2,170,190
W-3 Lambeth Farms Inc.	6887 Royal Magnolia Ave C	Erect-Street Townhouse - Condo ERECT TOWNHOUSE BLOCK, 2 STOREY, 1 CAR GARAGE, UNFINISHED BASEMENT, A/C, DPN # 6889, 6893, 6897, 6901, 6905, 6909 SOILS REPORT REQUIRED	6	2,196,073
W-3 Lambeth Farms Inc.	6887 Royal Magnolia Ave D	Erect-Street Townhouse - Condo ERECT TOWNHOUSE BLOCK, 2 STOREY, 1 CAR GARAGE, UNFINISHED BASEMENT, A/C, DPN # 6865, 6869, 6873, 6877, 6881, 6885 SOILS REPORT REQUIRED	6	2,196,073
W-3 Lambeth Farms Inc.	6887 Royal Magnolia Ave E	Erect-Street Townhouse - Condo ERECT 6 UNIT TOWNHOUSE BLOCK, BUILDING E, 2 STOREY, DPN 6841, 6845, 6849, 6853, 6857, 6861 WITH A/C. SOILS REPORT REQUIRED.	6	2,434,993
W-3 Lambeth Farms Inc.	6887 Royal Magnolia Ave F	Erect-Street Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG F, 4 UNITS DPN 6825, 6829, 6833, 6837, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, A/C INCLUDED, SB-12 A1, HRV & DWHR REQUIRED.  *SOILS REPORT REQUIRED*	4	1,517,142
MEGBROOK HOLDINGS INC. MEGBROOK HOLDINGS INC.	849 Wellington Rd	Alter Restaurant INTERIOR ALTERATION FOR RESTAURANT, UNIT A4, Stacked Breakfast & Pancake House.	0	116,500
Bate Real Estate Corp	879 Wellington Rd	Alter Retail Store INTERIOR FIT-UP FOR UNIT 3	0	105,500
CITY LONDON WESTERN FAIR ASSOCIATION	900 King St	Alter Convention Centre/Exhibition Hall HVAC upgrades to Canada Building. Replacement of existing heat pump system with new HVAC roof top units. Includes required structural reinforcement for new mechanical units.	0	1,500,000



### City of London - Building Division

#### Principal Permits Issued from January 1, 2023 to January 31, 2023

Owner	Project Location	Proposed Work	No. of Units	Construction Value
CITY LONDON WESTERN FAIR ASSOCIATION	900 King St	Alter Food Processing Plant Interior alteration to create a space to manufacture health food products with fermented ingredients. SHELL sprinkler shop drawings and GRCC required.	0	1,500,000

Total Permits 21    Units 44    Value 35,499,927

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