

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
February 2023

Date: April 11, 2023

Recommendation

That the report dated February 2023 entitled “Building Division Monthly Report February 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 February 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 February 2023. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity for the Month of February 2023”, as well as respective “Principle Permits Reports”.

2.0 Discussion and Considerations

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

Permits Issued to the end of the month

As of February 2023, a total of 464 permits were issued, with a construction value of \$117,948,659 million, representing 185 new dwelling units. Compared to the same period in 2022, this represents a 16.4%% decrease in the number of building permits, with a 42.3% decrease in construction value and an 73% decrease in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of February 2023, the number of building permits issued for the construction of single and semi-detached dwellings was 34, representing a 73% decrease over the same period in 2022.

Number of Applications in Process

As of the end of February 2023, 835 applications are in process, representing approximately \$610.8 million in construction value and an additional 1,106 dwelling units compared with 1,089 applications, with a construction value of \$2.7 billion and an additional 5,989 dwelling units in the same period in 2022.

Rate of Application Submission

Applications received in February 2023 averaged to 13.5 applications per business day, for a total of 258 applications. Of the applications submitted 18 were for the construction of single detached dwellings and 17 townhouse units.

Permits issued for the month

In February 2023, 258 permits were issued for 111 new dwelling units, totaling a construction value of \$68,756,656 million.

Inspections – Building

A total of 1,308 inspection requests were received with 1,592 inspections being conducted.

In addition, 16 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,308 inspections requested, 96% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 781 inspection requests were received, with 786 inspections being conducted.

An additional 151 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 781 inspections requested, 96% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 718 inspection requests were received with 1,017 inspections being conducted related to building permit activity.

No inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 718 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2021 Permit Data

To the end of February, a total of 602 permits were issued, with a construction value of \$160,709,560 Million, representing 250 new dwelling units. The number of single/semi detached dwelling units was 184.

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

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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

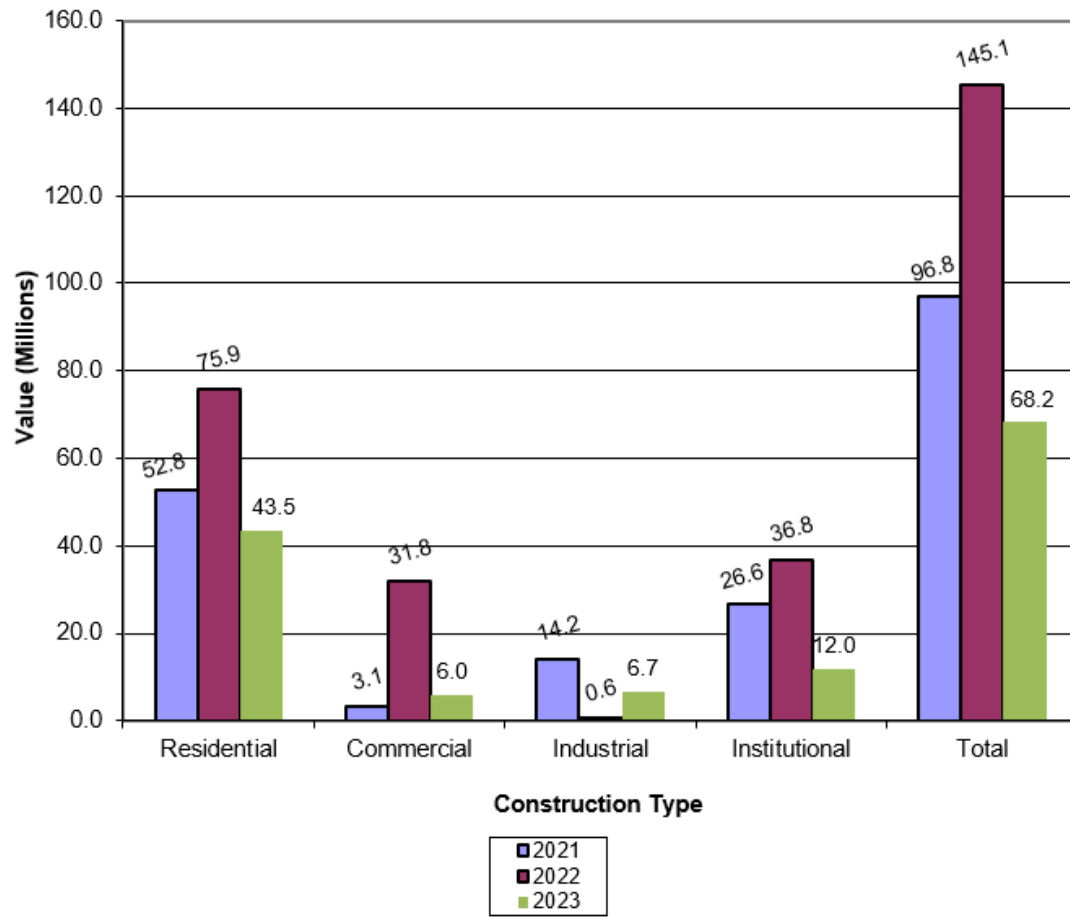
APPENDIX "A"

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

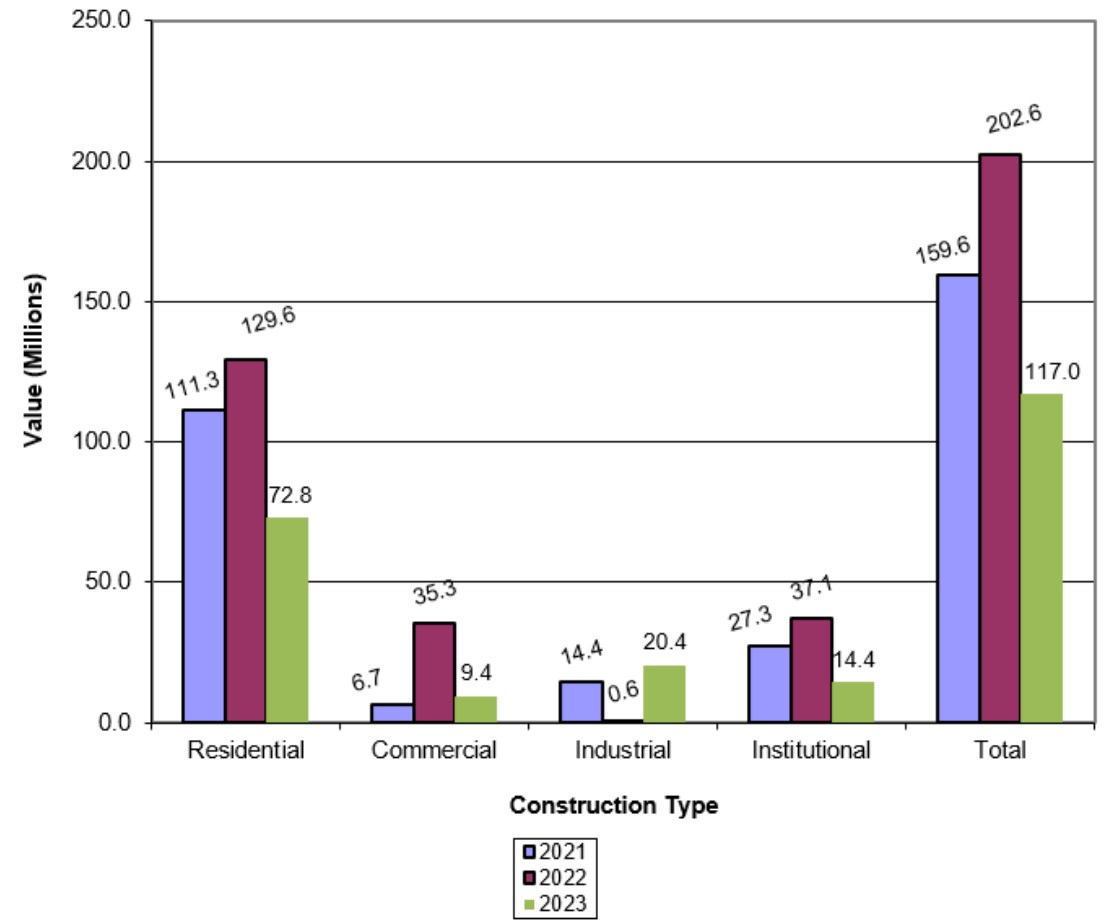
CLASSIFICATION	February 2023			to the end of February 2023			February 2022			to the end of February 2022			February 2021			to the end of February 2021		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF 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	18	10,407,589	18	32	18,830,953	32	39	19,673,533	39	126	56,448,053	126	82	37,231,400	82	185	81,567,700	184
SEMI DETACHED DWELLINGS	0	0	0	1	921,661	2	0	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	4	5,818,442	17	12	20,387,123	56	11	17,058,409	75	25	29,072,209	118	12	11,709,800	36	21	15,910,600	48
DUPLEX, TRIPLEX, QUAD, APT BLDG	2	20,906,022	42	2	20,906,022	42	3	29,330,190	103	3	29,330,190	103	0	0	0	0	0	0
RES-ALTER & ADDITIONS	134	6,374,596	19	223	11,801,937	38	106	9,868,285	12	238	14,746,980	25	103	3,862,500	9	213	13,809,560	18
COMMERCIAL -ERECT	0	0	0	0	0	0	4	31,150,000	0	4	31,150,000	0	0	0	0	1	976,500	0
COMMERCIAL - ADDITION	0	0	0	1	1,000	0	0	0	0	1	500,000	0	0	0	0	0	0	0
COMMERCIAL - OTHER	35	6,014,200	15	49	9,373,775	15	11	682,700	0	33	3,686,959	0	23	3,141,614	0	46	5,674,814	0
INDUSTRIAL - ERECT	0	0	0	0	0	0	0	0	0	0	0	0	2	14,195,000	0	2	14,195,000	0
INDUSTRIAL - ADDITION	1	631,900	0	2	12,810,611	0	0	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL - OTHER	5	6,113,127	0	7	7,614,027	0	4	568,000	0	4	568,000	0	2	51,000	0	6	159,800	0
INSTITUTIONAL - ERECT	0	0	0	0	0	0	1	36,000,000	0	1	36,000,000	0	1	12,000,000	0	1	12,000,000	0
INSTITUTIONAL - ADDITION	0	0	0	0	0	0	0	0	0	0	0	0	1	1,663,386	0	2	1,763,386	0
INSTITUTIONAL - OTHER	10	11,959,800	0	18	14,375,550	0	3	818,000	0	8	1,142,000	0	7	12,977,100	0	12	13,507,100	0
AGRICULTURE	0	0	0	1	220,000	0	1	250,000	0	1	250,000	0	0	0	0	0	0	0
SWIMMING POOL FENCES	12	442,000	0	15	537,000	0	11	502,933	0	20	841,933	0	26	771,600	0	35	1,065,100	0
ADMINISTRATIVE	10	89,000	0	17	169,000	0	9	510,000	0	15	560,000	0	5	80,000	0	10	80,000	0
DEMOLITION	4	0	8	19	0	10	12	0	9	17	0	14	8	0	6	8	0	6
SIGNS/CANOPY - CITY PROPERTY	0	0	0	0	0	0	1	0	0	1	0	0	2	0	0	4	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	23	0	0	65	0	0	29	0	0	58	0	0	29	0	0	56	0	0
TOTALS	258	68,756,676	111	464	117,948,659	185	245	146,412,050	229	555	204,296,324	372	303	97,683,400	127	602	160,709,560	250

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
February**



**Construction Value of Building Permits
February**





City of London - Building Division
Principal Permits Issued from February 1, 2023 to February 28, 2023

Owner	Project Location	Proposed Work	No. of Units	Construction Value
TRI-US PROPERTY MANAGEMENT TRI-US PROPERTY MANAGEMENT	1009 Wonderland Rd S	Alter Restaurant Complete Reno plumbing, Mechanical and Electrical	0	200,000
London Polonia Towers Inc	106 Deveron Cres	Alter Townhouse - Condo REPAIRS DAMAGES TO PARTY WALL AND INSULATION DUE TO FIRE *****TO BE REBUILT AS PER EXISTING*****	0	120,000
UWO BOARD OF GOVERNORS UWO BOARD OF GOVERNORS	1151 Richmond St	Alter University ALTER - THIRD FLOOR ALT. TO EXISTING ACADEMIC SPACE AT THE LABATT HEALTH SCIENCES BUILDING	0	275,000
Bonaventure Place Housing Cooperative Inc	121 Bonaventure Dr 19	Erect-Townhouse - Rental ERECT TOWNHOUSE UNITS DPN'S 19 & 20, ALTER DPN 18 W/ NEW FRAMING & SERVICES	2	339,542
LONDON CITY	1221 Sandford St	Alter Municipal Buildings Renovate field house to provide two gender neutral washrooms and one barrier free accessible washroom	0	175,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	1250 Dundas St	Alter Offices INTERIOR ALTERATION, EMERGENCY LIGHTING UPGRADES AND STANDBY GENERATOR REPLACEMENT	0	1,075,000
2813288 Ontario Ltd	1255 Brydges St	Alter Wholesale Outlets Interior alter for a new business wholesale of building supplies. SHELL - Provide sprinkler shop drawing (existing sprinkler system) and GRCC for fire protection.	0	200,000
Don DE Jong THAMES VILLAGE JOINT VENTURE CORP. C/O TRIDON MANAGEMENT LTD.	1525 Chickadee Trail D	Erect-Street Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLOCK D, 6 UNITS DPN 17, 18, 19, 20, 21, 22, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO A/C, COVERED PORCH, SB-12 A1, HRV & DWHR REQUIRED	6	1,952,839
SKYLINE RETAIL REAL ESTATE HOLDINGS INC. SKYLINE RETAIL REAL ESTATE HOLDINGS INC.	1551 Dundas St	Alter Retail Store INTERIOR FIT UP FOR DOLLARAMA	0	207,400
FARHI HOLDINGS CORPORATION	166 Dundas St	Alter Retail/Apt Complex ALTER - CONVERTING 3RD, 4TH AND 5TH FLOOR FROM GROUP D TO GROUP C RESIDENTIAL APARTMENT UNITS. SHELL PERMIT ONLY: PROVIDE FIRE DAMPERS FOR REVIEW AND APPROVAL. PROVIDE SPRINKLER SHOP DRAWINGS	15	1,350,000
CF REALTY HLDG INC., FAIRVIEW CORP CF REALTY HLDG INC., C/O CADILLAC FAIRVIEW CORP	1680 Richmond St	Alter Retail Store INTERIOR ALTERATIONS TO CRU L081A & L082A TO CREATE ONE NEW CRU L081B. ***SEPERATE PERMIT REQUIRED FOR THE INTERIOR FIT-UP***	0	200,000
CF REALTY HLDG INC., FAIRVIEW CORP CF REALTY HLDG INC., C/O CADILLAC FAIRVIEW CORP	1680 Richmond St	Alter Retail Store UNIT CRU 014 & U015: INTERIOR ALTERATIONS TO CREATE ONE SUITE U016 ***SEPERATE PERMIT REQUIRED FOR INTERIOR FIT UP***	0	226,500



City of London - Building Division

Principal Permits Issued from February 1, 2023 to February 28, 2023

Owner	Project Location	Proposed Work	No. of Units	Construction Value
2560533 ONTARIO INC. 2560533 ONTARIO INC.	1820 Adelaide St N 3	Alter Retail Store INTERIOR FIT UP-UNIT NUMBER 2	0	131,000
Takawy Properties Ltd	1828 Blue Heron Dr A	Alter Gymnasia INTERIOR FIT UP FOR GYM - CREATING TWO UNITS INTO ONE UNIT.	0	150,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	191 Dawn Dr	Alter Schools Elementary, Kindergarten HVAC AND WINDOW UPGRADES	0	4,264,400
LEGACY HOMES OF LONDON 2021 LEGACY HOMES OF LONDON 2021	1965 Upperpoint Gate U	Erect-Street Townhouse - Condo ERECT TOWNHOUSE BLOCK, BLDG U, 3 STOREY, DPN'S 114, 116, 118, 120	4	1,764,026
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	247 Thompson Rd	Alter Schools Elementary, Kindergarten Office renovation	0	150,000
LONDON CITY	25 Wilson Ave	Alter Stadia (outdoors) ALTER - CM LABATT PARK - INTERIOR RENOVATIONS TO EXISTING WASHROOM AND BLEACHER UPGRADES Provide engineering design for the structural alteration of the existing bleacher supporting structure if it is needed to the Building Division for review prior to work in these areas"	0	235,000
THAMES VALLEY DISTRICT SCHOOL BOARD C/O CHELSEA GREEN CHILDREN'S	250 Thompson Rd	Alter Daycare Centres Replace existing deck on main building and 2 small covered decks	0	136,000
ST JOSEPH'S HEALTH CARE LONDON ST JOSEPH'S HEALTH CARE LONDON	268 Grosvenor St	Alter Hospitals INTERIOR RENOVATIONS TO A BMD X-RAY ROOM, CHANGE	0	111,900
ST JOSEPH'S HEALTH CARE LONDON ST JOSEPH'S HEALTH CARE LONDON	268 Grosvenor St	Alter Hospitals INTERIOR ALTERATIONS ON THE 3RD AND 4TH FLOOR. ZONE D3, B3, B4	0	282,500
LONDON CITY	300 Dufferin Ave	Alter Offices Interior alteration to office space on the 9th floor.	0	580,500
2831570 ONTARIO INC. 2831570 ONTARIO INC.	3103 Petty Rd	Install-Townhouse - Cluster SDD INSTALL SITE SERVICES		800,000
1060020 ONTARIO LIMITED 1060020 ONTARIO LIMITED	336 Sovereign Rd	Add Warehousing ADDITION TO WAREHOUSE	0	631,900
MICHAEL BIERBAUM OLD OAK PROPERTIES INC	3392 Wonderland Rd S	Install-Warehousing INSTALL SITE SERVICES		4,721,827
NVU 340 COLBORNE LTD	340 Colborne St	Alter Apartment Building Structural repairs to underground parking and swimming pool deck	0	300,000
STRUBIN'S LTD STRUBIN'S LTD	484 Oxford St E	Alter Duplex INTERIOR ALTERATIONS TO EXISTING DUPLEX	0	125,000



City of London - Building Division

Principal Permits Issued from February 1, 2023 to February 28, 2023

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Masonville Square Inc Attn: Rocco Tullio	50 North Centre Rd	Alter Retail Store EXTERIOR WORK FOR NEW GIANT TIGER, NEW FACADE. INTERIOR ALTERATIONS TO CREATE TWO SUITES IN EXISTING SINGLE SUITE.	0	250,000
Wcpt London Inc	542 Newbold St	Alter Industrial Laboratory NEW INTERIOR FIT-UP FOR LABORATORY SUITE AND EXTERIOR STRUCTURE TO SUPPORT MECHANICAL EQUIPMENT	0	201,300
	600 Hyde Park Rd 255	Alter Townhouse - Condo Renovating bathrooms and kitchen.		150,000
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
Canadian Imperial Bank Of Commerce	782 Richmond St	Alter Medical Offices INTERIOR ALTERATIONS TO EXISTING OFFICE TO MEDICAL OFFICES.	0	108,000
785 Wonderland Road Inc C/O Mccor Management (East) Inc.	785 Wonderland Rd S	Alter Offices Demising walls and construction of exit corridor door. Unit 227	0	300,000
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Alter Hospitals INTERIOR ALTERATIONS TO A1-176, A1-178, A1-196 AND A1-198 SHELL Provide sprinkler shop drawing and GRCC.	0	1,600,000
DREWLO HOLDINGS INC DREWLO HOLDINGS INC	810 Chelton Rd	Erect-Garage for Apartment Building ERECT NEW PARKING STRUCTURE Shell Permit Only – Provide sealed pre-cast stairs and stair handrail/guards shop drawings to the Building Division for review prior to work in these areas	0	9,194,300
MAPLEROSE HOLDINGS (CANADA) INC MAPLEROSE HOLDINGS (CANADA) INC	820 Wharnccliffe Rd S	Alter Retail Store Interior renovation for new store (Rack Attack).	0	218,000
TALU PROPERTIES INC. TALU PROPERTIES INC.	825 Chelton Rd B	Erect-Apartment Building Erect 4 storey apartment building	42	11,711,722
LONDON CITY	844 Commissioners Rd W	Alter Non-Residential Accessory Building structural rehabilitation to the interior of the reservoir including the double the roof and walls. Replacement of the roofing membrane with a concrete waterproof membrane.	0	5,000,000



City of London - Building Division

Principal Permits Issued from February 1, 2023 to February 28, 2023

Owner	Project Location	Proposed Work	No. of Units	Construction Value
CITY LONDON WESTERN FAIR ASSOCIATION	900 King St	Alter Plant for Manufacturing Interior alter to create a space to manufacture recycle plastic products. Scope includes install of IMP partition walls, mechanical and electrical services for client equipment. SHELL sprinkler shop drawing and GRCC required.	0	1,100,000

Total Permits 39 Units 74 Value 52,300,691

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