

## 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  
MARCH 2023

**Date:** May 16, 2023

## Recommendation

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

### 2.0 Discussion and Considerations

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

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

As of March 2023, a total of 743 permits were issued, with a construction value of \$279.2 million, representing 494 new dwelling units. Compared to the same period in 2022, this represents a 16.9% decrease in the number of building permits, with a 1.6% decrease in construction value and an 3.6% increase in the number of dwelling units constructed.

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

As of the end of March 2023, the number of building permits issued for the construction of single and semi-detached dwellings was 47, representing a 74.6% decrease over the same period in 2022.

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

As of the end of March 2023, 941 applications are in process, representing approximately \$665.3 million in construction value and an additional 1,123 dwelling units compared with 1,258 applications, with a construction value of \$1.5 billion and an additional 2,841 dwelling units in the same period in 2022.

### **Rate of Application Submission**

Applications received in March 2023 averaged to 12.3 applications per business day, for a total of 279 applications. Of the applications submitted 13 were for the construction of single detached dwellings and 18 townhouse units.

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

In March 2023, 279 permits were issued for 309 new dwelling units, totaling a construction value of \$161.3 million.

### **Inspections – Building**

A total of 1,955 inspection requests were received with 2,035 inspections being conducted.

An additional 16 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,955 inspections requested, 97% were conducted within the provincially mandated 48 hour period.

### **Inspections - Code Compliance**

A total of 689 inspection requests were received, with 843 inspections being conducted.

An additional 223 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 689 inspections requested, 97% were conducted within the provincially mandated 48 hour period.

### **Inspections - Plumbing**

A total of 893 inspection requests were received with 1,241 inspections being conducted related to building permit activity.

An additional inspection was completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 893 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

### **2021 Permit Data**

To the end of March, a total of 1,068 permits were issued, with a construction value of \$391.2 million, representing 788 new dwelling units. The number of single/semi detached dwelling units was 321

## **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 March 2023. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity” for the month of March 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

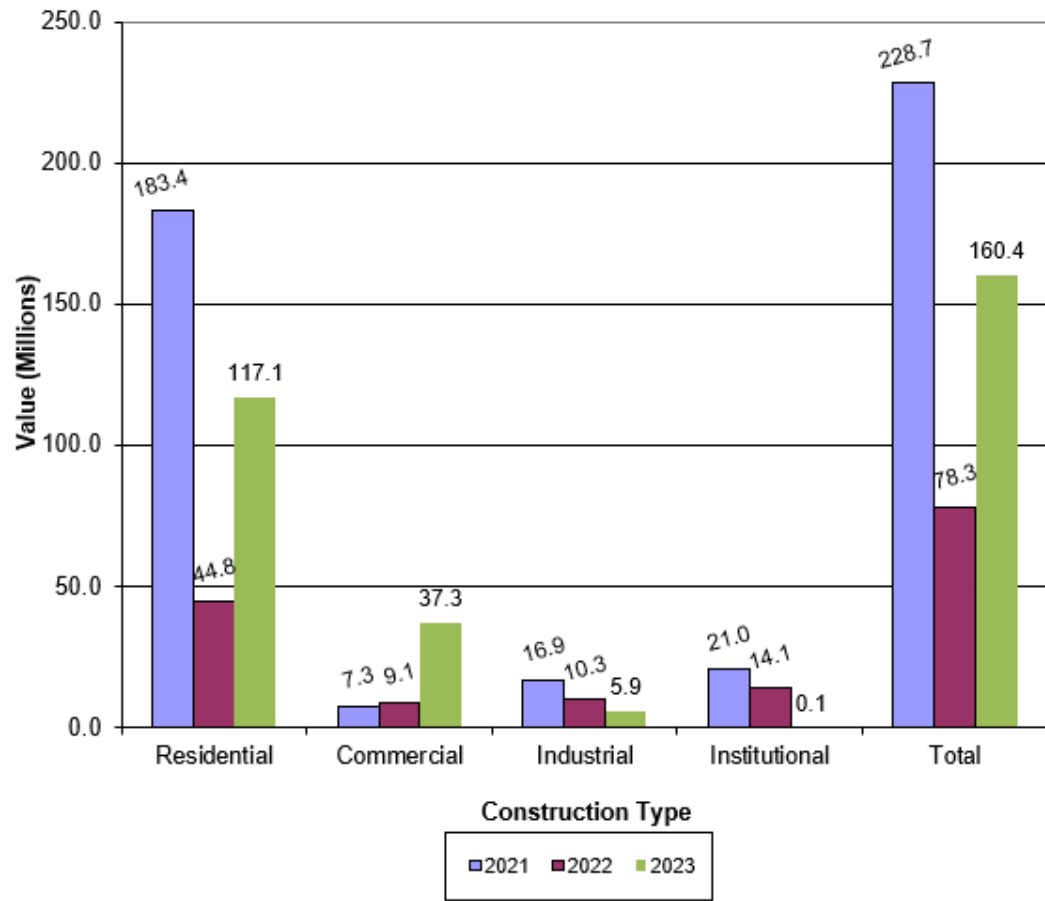
**APPENDIX "A"**

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

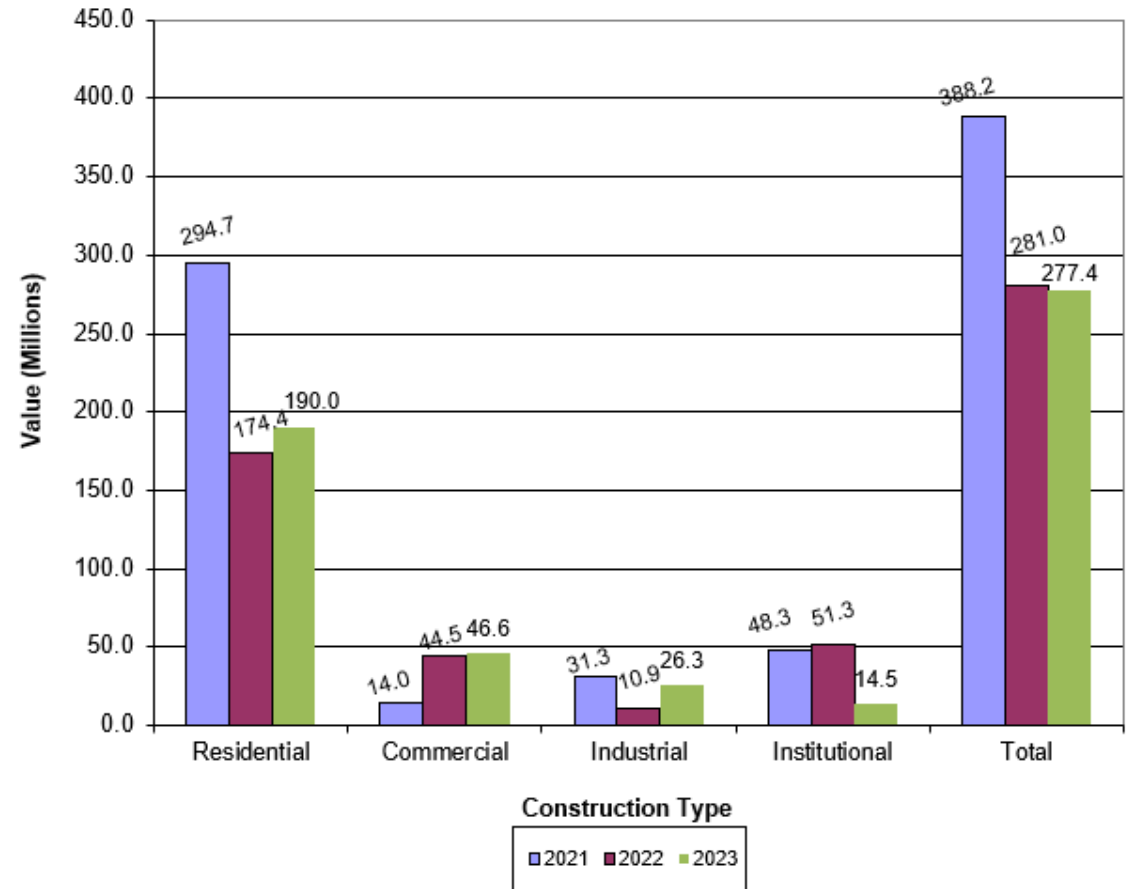
CLASSIFICATION	March 2023			to the end of March 2023			March 2022			to the end of March 2022			March 2021			to the end of March 2021		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	13	7,303,758	13	45	26,134,711	45	59	28,127,234	59	185	84,605,287	185	136	60,759,800	136	321	142,327,500	320
SEMI DETACHED DWELLINGS	0	0	0	1	921,661	2	0	0	0	0	0	0	1	223,500	1	1	223,500	1
TOWNHOUSES	3	5,375,929	18	15	25,763,052	74	10	6,942,782	24	35	36,014,991	142	26	23,245,600	91	47	39,156,200	139
DUPLEX, TRIPLEX, QUAD, APT BLDG	3	95,363,266	256	5	116,269,288	298	0	0	0	3	29,330,190	103	4	90,010,000	295	4	90,010,000	295
RES-ALTER & ADDITIONS	157	9,086,615	20	380	20,888,552	58	166	9,741,702	22	404	24,488,682	47	159	9,179,161	15	372	22,988,721	33
COMMERCIAL -ERECT	3	34,230,820	2	3	34,230,820	2	0	0	0	4	31,150,000	0	8	2,217,000	0	9	3,193,500	0
COMMERCIAL - ADDITION	0	0	0	1	1,000	0	1	450,000	0	2	950,000	0	1	120,000	0	1	120,000	0
COMMERCIAL - OTHER	17	3,035,954	0	66	12,409,729	15	27	8,669,982	0	60	12,356,941	0	30	5,002,200	0	76	10,677,014	0
INDUSTRIAL - ERECT	0	0	0	0	0	0	0	0	0	0	0	0	1	1,597,500	0	3	15,792,500	0
INDUSTRIAL - ADDITION	1	5,000,000	0	3	17,810,611	0	1	10,300,000	0	1	10,300,000	0	1	280,000	0	1	280,000	0
INDUSTRIAL - OTHER	2	877,100	0	9	8,491,127	0	2	3,300	0	6	571,300	0	3	15,035,000	0	9	15,194,800	0
INSTITUTIONAL - ERECT	0	0	0	0	0	0	0	0	0	1	36,000,000	0	0	0	0	1	12,000,000	0
INSTITUTIONAL - ADDITION	0	0	0	0	0	0	0	0	0	0	0	0	1	200,000	0	3	1,963,386	0
INSTITUTIONAL - OTHER	3	121,700	0	21	14,497,250	0	8	14,112,237	0	16	15,254,237	0	8	20,798,850	0	20	34,305,950	0
AGRICULTURE	0	0	0	1	220,000	0	0	0	0	1	250,000	0	0	0	0	0	0	0
SWIMMING POOL FENCES	23	826,000	0	38	1,363,000	0	29	1,031,050	0	49	1,872,983	0	54	1,749,894	0	89	2,814,994	0
ADMINISTRATIVE	9	32,000	0	26	201,000	0	6	9,000	0	21	569,000	0	6	50,000	0	16	130,000	0
DEMOLITION	11	0	10	30	0	20	2	0	2	19	0	16	10	0	9	18	0	15
SIGNS/CANOPY - CITY PROPERTY	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	4	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	34	0	0	99	0	0	28	0	0	86	0	0	17	0	0	73	0	0
<b>TOTALS</b>	<b>279</b>	<b>161,253,142</b>	<b>309</b>	<b>743</b>	<b>279,201,800</b>	<b>494</b>	<b>339</b>	<b>79,387,287</b>	<b>105</b>	<b>894</b>	<b>283,713,611</b>	<b>477</b>	<b>466</b>	<b>230,468,505</b>	<b>547</b>	<b>1,068</b>	<b>391,178,065</b>	<b>788</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  
March**



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





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

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 Inedible dock expansion. SHELL submit shop drawings for two exterior stairs/landings/guards.	0	5,000,000
WONDERLAND POWER CENTRE INC. WONDERLAND POWER CENTRE INC.	1040 Wharncliffe Rd S	Erect-Restaurant ERECT SHELL BUILDING - RESTAURANT A2 Shell Permit - Provide sealed access ladder shop drawing to the Building Division prior the work in these areas	0	830,820
2240296 LIMITED 2240296 ONTARIO LIMITED	1132 Adelaide St N	Install-Site Services Install site services for splash pad ****Splash Pad is only to be used by the current tenants and their guests**** ****SPLASH PAD NOT TO BE OPEN TO THE PUBLIC****		272,249
REMBRANDT MEADOWLILLY INC REMBRANDT MEADOWLILLY INC	1224 Blackwell Blvd C	Erect-Townhouse - Condo ERECT TOWNHOUSE BLOCK C, 2 STOREY, WALK-OUT BASEMENT, DPN 26, 28, 30, 32, 34, 36, 38. SOILS REPORT REQUIRED	7	2,013,130
CF REALTY HLDG INC., FAIRVIEW CORP CF REALTY HLDG INC., C/O CADILLAC FAIRVIEW CORP	1680 Richmond St	Alter Shopping Centre INTERIOR FIT UP FOR ATHLETA IN UNIT U016	0	225,425
CF REALTY HLDG INC., FAIRVIEW CORP CF REALTY HLDG INC., C/O CADILLAC FAIRVIEW CORP	1680 Richmond St	Alter Shopping Centre ALTER TO UNITS 58, 59, AND 60 FOR APPLE STORE	0	1,549,080
Andrea Dekay Holdco Inc	169 Wortley Rd	Alter Retail/Apt Complex Building will be equipped with new plumbing throughout, fire separations, and existing bath and kitchen fixtures will be replaced in an existing locations. One bathroom will be added to the retail space.	0	150,000
LUX HOMES INC. LUX HOMES DESIGN & BUILD INC.	1965 Upperpoint Gate S	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG S, 4 UNITS DPN 99,101,103,105, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, A/C, UNCOVERED DECK, SB-12 A3, HOT2000, HRV & DWHR REQUIRED  *SOILS RETAINER REPORT REQUIRED*	4	1,274,240
1803299 ONTARIO INC 1803299 ONTARIO INC	2290 Scanlan St	Alter Warehousing INTERIOR FIT UP FOR OFFICES SUPPORTING WAREHOUSE	0	777,100
Conservation Authority Upper Thames River	2609 Fanshawe Park Rd E	Alter Museums RESTORATION OF FUGITIVE SLAVE CHAPEL AT FANSHAWE PIONEER VILLAGE	0	295,000
SKYLINE REAL ESTATE HOLDINGS INC SKYLINE REAL ESTATE HOLDINGS INC	301 Base Line Rd W	Alter Apartment Building Replace hot and cold domestic risers, re- circ and mains.	0	278,000
CARVEST PROPERTIES LTD. CARVEST PROPERTIES LTD.	317 Southdale Rd W			119,999



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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
CARVEST PROPERTIES LTD. CARVEST PROPERTIES LTD.	317 Southdale Rd W			119,999
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CARVEST PROPERTIES LTD. CARVEST PROPERTIES LTD.	317 Southdale Rd W			119,999
TRICAR PROPERTIES LTD. TRICAR PROPERTIES LTD.	320 Thames St	Alter Apartment Building INTERIOR FIT UP FOR OFFICE SPACE - UNIT B	0	203,225
WONDERLAND POWER CENTRE INC. WONDERLAND POWER CENTRE INC.	3209 Wonderland Rd S	Erect-Medical Offices New build, multi- Unit commercial building [D]: Site work & shell. Shell Permit Only –Provide sealed roof access shop drawings to the Building Division for review prior to work in these areas.	1	1,400,000
LONDON CITY	345 Sylvan St	Erect-Apartment Building Erect three storey apartment building, 43 units	43	9,123,551
WONDERLAND GATEWAY CENTRE INC	3459 Wonderland Rd S	Erect-Restaurant Shell and Interior fit up Restaurant and Drive Thru canopy Shel Permit - Provide sealed canopy and access ladders shop drawings to the Building Division for review prior to work in these areas.	1	32,000,000
TRICAR PROPERTIES LTD. TRICAR PROPERTIES LTD.	480 Callaway Rd	Erect-Apartment Building ERECT 10 STOREY APARTMENT BUILDING.	161	71,600,000
	6717 Hayward Dr	Erect-Street Townhouse - Condo ERECT 1 & 2 STOREY, 7 UNIT FREEHOLD TOWNHOUSE BLOCK, DPNS 6709, 6713, 6715, 6719, 6721, 6725, 6729	7	2,088,559
	675 Eagletrace Dr			110,000
785 Wonderland Road Inc C/O Mccor Management (East) Inc.	785 Wonderland Rd S	Alter Offices Demising wall and Construction of Exit Corridor Door.	0	115,000
TALU PROPERTIES INC. TALU PROPERTIES INC.	815 Chelton Rd A	Erect-Apartment Building Erect 5 storey apartment building Foundation permit	52	14,639,715
AJ JANIS SUNCOR ENERGY PRODUCTS PARTNERSHIP	825 Wilton Grove Rd	Alter Retail Store Alteration to building structure - sales area & shower rooms	0	104,050
Z REALTY COMPANY LIMITED C/O BRIARLANE RENTAL	875 Wonderland Rd S	Alter Apartment Building Parking garage Repair (382 m <sup>2</sup> )	0	600,000



### City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	925 Deveron Cres	Install-Townhouse - Condo Install site services		650,000
Partners Reit	983 Wellington Rd	Alter Restaurant CHANGE OF USE PERMIT- INTERIOR ALTERATION	0	202,500

Total Permits 28      Units 276      Value 145,981,640

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