



SECTOR PROFILE HIGHLIGHTS:

Construction London's Competitive Advantage

Why London

The Construction¹ industry was home to approximately 1,137 establishments and employed 11,590 people in 2024, making up 5.2% of London's total workforce (Lightcast, February 10, 2025). London's construction sector is expected to benefit from the construction of Volkswagen's electric vehicle (EV) battery plant in St. Thomas. Production is scheduled to start in 2027, putting the area on the path to becoming a global leader in EV parts and manufacturing. Work on the EV battery plant is also expected to boost employment in London's construction sector, which is forecasted to post job gains of 1.4% in 2026. The battery plant is set to create jobs in construction during the building phase and manufacturing jobs once the plant opens. It will likely also generate spin-off jobs in other industries such as transportation and warehousing once production is in full swing².

Output in London's construction industry is projected to experience a 0.6% decline in 2025, marking the fourth straight year of declines. But this trend is expected to reverse course in 2026, with a 2.4% gain. The Adelaide Street underpass, the East London Link, and Wellington Gateway are examples of multi-million-dollar projects that have generated construction activity in recent years. While some of these projects continued into 2025, non-residential construction will not be enough to offset weak residential construction, leading to the mild decrease in the construction sector in 2025. Housing starts are expected to maintain an upward trajectory between 2025 and 2029. The deal reached with the federal government under the Housing Accelerator Fund will help the city build 2,000 new homes over the next few years. Overall, output in the city's construction sector is forecasted to grow at an average annual rate of 2.8% between 2026 and 2029³.

¹ [NAICS 2022 Version 1.0 - 23 - Construction - Sector](#)

² Conference Board of Canada, Major City Insights London, April 10, 2025.

³ Conference Board of Canada, Major City Insights London, April 10, 2025.

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Strengths

London's Booming Construction Sector

The London region is booming in terms of construction activity⁴, with 2024 investments marking another record-breaking year for construction in London with projects aiming to support London's vision to be more sustainable and infrastructure-ready for future generations to come. The City of London was set to deliver \$270 million in infrastructure investments across the city as part of the London's Renew Construction Program in 2024⁵. Cranes dot the horizon in the central city of London, which has experienced six consecutive years of elevated construction activity, as measured by building permit values and municipal capital expenditures. For example, in the City of London, the annual value of construction requiring building permits averaged \$1.3 billion from 2016 to 2021, which is 50% higher than the previous five-year period average. Average annual municipal capital expenditure has similarly increased by 37% from an annual average of \$181 million to an annual average of \$248 million. New housing construction has also accelerated outside of London⁶.

Skilled Workforce

The construction industry in London, Ontario has access to a steady supply of experienced and skilled local workforce, supported by a variety of programs in construction provided by Western University and Fanshawe College. For example, the three-year Building Renovation Technology Advanced Diploma program at Fanshawe College prepares students to plan, implement, and lead building and renovation projects⁷. The program will address changes in the Ontario Building Code which dramatically increased the requirement for buildings to be sustainable and highly energy efficient. Architectural Technology, a three-year Ontario college advanced diploma program at Fanshawe College, equips students with the principles of building design, contemporary building methods, and structural and environmental engineering⁸. The Civil Engineering program at Western University prepares students to make communities safer places by providing essential infrastructure, solving environmental problems resulting from industrialization and resource consumption, and mitigating natural disasters. Western Civil engineering students take classes like structural analysis, wind engineering, geotechnical design, and environmental engineering⁹.

11,590 Employees

This industry comprised 5.2% of London's total workforce in 2024.

1,137 Establishments

Specialty trade contractors (65%) and construction of buildings (30.34%) make up 95.34% of the establishments.

Significant Infrastructure Investment

London is on the move – growing and evolving rapidly. The city has committed \$170 million to new infrastructure projects in 2025 across the city as part of London's Renew Construction Program¹⁰. Each year, the city undertakes construction projects to address the needs and lifecycle of London's infrastructure as part of Renew London. Projects in 2025 will continue laying the foundation for safer, more connected, and resilient

⁴ [LEDC Summary Report - Outlook for the London Economic Region.pdf](#)

⁵ [Another big year for London's Renew Construction Program | City of London](#)

⁶ [Employment Prospects Report - Construction_0.pdf](#)

⁷ [Building Renovation Technology \(Co-op\) | Fanshawe College](#)

⁸ [Architectural Technology \(Co-op\) | Fanshawe College](#)

⁹ [CivilBack; Civil Engineering - Undergraduate Services - Faculty of Engineering - Western University](#)

¹⁰ [London's 2025 Renew Construction Program: This year's projects will support city growth, sustainability and connectivity | City of London](#)

infrastructure. From new roads and bike lanes to enhanced transit facilities and underground infrastructure, London's Renew Construction Program is helping shape the way people move while encouraging cleaner, emissions-free travel and making the city more sustainable for generations to come¹¹.

The City's top 10 construction projects in 2025 are:

- Clark's Bridge Widening (Wellington Gateway)
- East London Link Phase 3
- East London Link Phase 4: Oxford Street East
- Wellington Gateway Phase 3 & 4
- York & Wellington Infrastructure Renewal
- London Downtown Sewer Capacity Expansion Project
- Sunningdale Road & Richmond Street Intersection Improvement
- Adelaide Street North Bridge Rehabilitation
- Colonel Talbot Road Upgrades
- Bradley Avenue Road Reconstruction

Diverse Employment Opportunities

The sector offers a wide range of job opportunities, from skilled trades to project management roles. For example, companies like J-AAR are actively seeking individuals that are passionate about construction, emphasizing qualities such as teamwork, safety consciousness, and a commitment to long-term careers¹². Strong population growth over the past five years has driven even higher growth in employment in the broad category of trade and transport occupations. Overall, employment in trade and transport occupations in the Elgin, Oxford and Middlesex census divisions increased by 14,815: from 51,785 in 2016 to 66,600 in 2021. Trade and transportation are a critical sector in the London Economic Region, accounting for more than 66,000 jobs. More than 450 companies are members of the London and District Construction Association, employing people who build the homes, apartments, commercial and industrial buildings, roads, sidewalks, transit, water and wastewater infrastructure in communities throughout the region¹³.

Public Funding Support

Public funding support for the construction sector in London, Ontario, is robust, encompassing municipal, provincial, and federal initiatives aimed at stimulating development, enhancing infrastructure, and promoting affordable housing. London was the first city in Canada to receive support from the Housing Accelerator Fund (HAF) in 2023 to advance affordable housing. London is now among the program's top performers and will receive an additional \$7.3 million to help create 184 new housing units over the next two years. This new funding will also support three City Hall grant programs aimed at expanding affordable housing, encouraging residential growth, and improving accessibility along key transit routes.

High Demand and Growth Potential

The construction industry in London is experiencing high demand, driven by factors such as population growth, urban development, and falling interest rates. With one of the fastest-growing cities in Canada at its

¹¹ [2025 London's Top 10 projects](#)

¹² [Construction Jobs | Career Opportunities | Skilled Trades Careers – J-AAR](#)

¹³ [Employment Prospects Report - Construction 0.pdf](#)

core, the London Economic Region (comprising the census divisions of Elgin, Middlesex and Oxford) has grown significantly over the past five years, adding roughly 63,000 people and 20,000 new dwellings. This demand is expected to remain elevated through 2029, indicating sustained opportunities for construction activities in the region.

Major Employers

	Major Employers	Jobs (in London)
1	Dufferin Construction	200
2	Drewlo Holdings Inc.	261
3	Westdell Development Corporation	119
4	Southside Group	200+
5	Sifton Properties Ltd.	532
6	Con-Wall Concrete Inc.	128
7	Dielco Industrial Contractors Ltd.	150
8	Pro Electric Inc.	192

For more information, please see the full Sector Profile.

Note:* Other notable employers are J-AAR, GCW Kitchen & Bath Inc, Bre-Ex Construction Inc., Arcon Electric Ltd., WINMAR (Canada) International, Ltd., Unifin International, Hetek Solutions Inc., Blue-Con Construction, McKenzie Homes, and Auburn Developments.

Opportunities

Employment Opportunities in London's Construction Sector	Rising Population Fuels London's Construction Growth	Significant Infrastructure Investment Will Drive the City's Construction Growth	Falling Interest Rates Might Encourage New Sales and Construction Projects
<p>The Elgin-Middlesex-Oxford area will need thousands of skilled tradespeople to replace retiring workers and keep up with projected and expected demand. More than half of the thousands of job openings over the next eight years in key construction occupations in the London Economic Region will be opening because of retirements. This is a tremendous opportunity for mid-career workers and new graduates entering the field. In occupations where demand is growing, the combination of projected retirements and growth will lead to more than 7,700 job openings in construction occupations over the next six years.</p>	<p>The growth of the construction sector in London will be bolstered by the city's increasing population. According to the Conference Board of Canada (Major City Insights London, November 21, 2024), London's population is expected to rise by approximately 1.6% in 2025. Elevated federal international migration targets will further contribute to this population increase. This population growth indicates an expanding demand for both residential and non-residential construction. As outlined in The London Plan, there was an intensification of residential units in London's core.</p>	<p>Significant infrastructure investment in London is proving to be a catalyst for the construction sector's growth and innovation. London's 2024–2025 construction seasons have been among the busiest in the city's history, with record funding allocated to infrastructure. In 2023, London budgeted over \$200 million for construction – reconstructing 80 kilometres of roadway, adding or replacing 20 kilometres of sanitary and storm sewers, rebuilding 12 kilometres of water main and construct 25 intersections. The momentum continues in 2025 with \$170 million committed to new infrastructure projects across the city as part of London's Renew Construction Program. The ambitious roster of multi-year projects, including five phases of rapid transit and bridge rehabilitation work, a new roundabout, intersection improvements and other necessary roadwork across the city, provides continuous opportunities for contractors, engineers, and tradespeople.</p>	<p>Falling interest rates might create significant opportunities for the construction sector in London, Ontario, by reducing borrowing costs and stimulating demand for new housing and infrastructure projects. After four years of interest rate holds and hikes, the Bank of Canada has been actively lowering interest rates since June 2024 and holds its benchmark interest rate steady at 2.75% in April 2025. Interest rate decisions by the Bank of Canada will influence both residential and non-residential construction activity. Lower borrowing costs for builders, as well as improved affordability for homebuyers, should encourage new construction projects and housing market activity.</p>

News and Investment Announcements in the Construction Sector between 2023 - 2025

Lead	Project	Investment
The City of London	London was the first city in Canada to secure funding from the federal government's Housing Accelerator Fund to accelerate new housing construction (2023)	\$74 million
The City of London	There are several active transportation projects underway in the city, notably including the linking of the Thames Valley Parkway multi-use pathway along the north bank of the river through SOHO (2024)	\$24.5 million
Sifton Properties	Conversion of an office building at 195 Dufferin Ave. into apartments (2024)	\$3.3 million
London Middlesex Community Housing	Phase 1 of the Reimagine Southdale project with the construction of a 53-unit building (2025)	\$30 million
The City of London	Federal government funding to support the construction of nearly 200 additional homes as part of the broader housing accelerator initiative (2025)	\$7.3 million
Extendicare	Construction of a new long-term care home on Ashland Avenue in London which will have 192 beds (2025)	\$77 million
City of London	Three rapid transit projects to help ease the traffic flow along major corridors while adding streetscape elements and enhanced stations (2024)	\$454 million ¹⁴
York Developments	York Developments invests in building two large 53 and 43-storey towers with 800 residential units at 50 King St in downtown London (2023)	\$400 million ¹⁵
Hard Rock Hotel	Canada's first Hard Rock Hotels property opened in London. Part of 100 Kellogg Lane — Canada's largest indoor entertainment complex — the new 164-room hotel is situated in the city's Old East Village ¹⁶ .	n/a
The City of London and Wastell Developments Inc.	120-unit affordable housing projects are planned for 1958 Duluth Crescent in east London (2025). The city will be offering \$45,000 for each affordable unit and has spent \$1.8 million preparing the school lot. The province is providing more than \$2.3 million for the build	n/a
Old Oak Properties	Old Oak Properties is building a massive community dubbed Legacy Village (32 storeys, 8,400 mixed residential units) with a goal of 15,000 residents (2024)	n/a
Royal Host GP Inc. and Holloway Lodging Corp., owner of Hilton	Royal Host GP Inc. and Holloway Lodging Corp. are investing in the construction of a 35-storey residential tower at the current parking garage of the DoubleTree by Hilton Hotel. The project includes 433 residential units and features 510 square metres (5,500 square feet) of commercial space on the ground floor and a parking structure (2025).	n/a
Franssen Brothers Masonry	The company is experiencing a generational transition with the founder's son taking over, ensuring continuity and addressing the skilled labour shortage in the construction industry.	n/a

¹⁴ [Rapid Transit | City of London](#)

¹⁵ [City approves massive twin tower development for fork of the Thames | London Free Press](#)

¹⁶ [Canada's First Hard Rock Hotel Opens- Hotelier Magazine](#)

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