

Report to Planning & Environment Committee

To: Chair and Members
Planning & Environment Committee
From: Scott Mathers, MPA, P. Eng
Deputy City Manager, Planning and Economic Development
Subject: Building Division Monthly Report
March 2024
Date: April 30, 2024

Recommendation

That the report dated March 2024 entitled “Building Division Monthly Report March 2024”, **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 2024.

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 2024. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity for the Month of March 2024”, as well as respective “Principle Permits Reports”.

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – **March 2024**

Permits Issued to the end of the month

As of March 2024, a total of 785 permits were issued, with a construction value of \$545.9 million, representing 1,123 new dwelling units. Compared to the same period in 2023, this represents a 5.65% increase in the number of building permits, with a 95.5% increase in construction value and an 127.3% increase in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of March 2024, the number of building permits issued for the construction of single and semi-detached dwellings was 56, representing a 21.7% increase over the same period in 2023.

Number of Applications in Process

As of the end of March 2024, 881 applications are in process, representing approximately \$751.9 million in construction value and an additional 1,432 dwelling units compared with 941 applications, with a construction value of \$665 million and an additional 1,123 dwelling units in the same period in 2023.

Rate of Application Submission

Applications received in March 2024 averaged to 14.75 applications per business day, for a total of 295 applications. Of the applications submitted 25 were for the construction of single detached dwellings and 33 townhouse units.

Permits issued for the month

In March 2024, 295 permits were issued for 287 new dwelling units, totaling a construction value of \$167.8 million.

Inspections – Building

A total of 1,544 inspection requests were received with 2,010 inspections being conducted.

In addition, 25 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,544 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 675 inspection requests were received, with 786 inspections being conducted.

An additional 195 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 675 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 854 inspection requests were received with 1,171 inspections being conducted related to building permit activity.

An additional 4 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

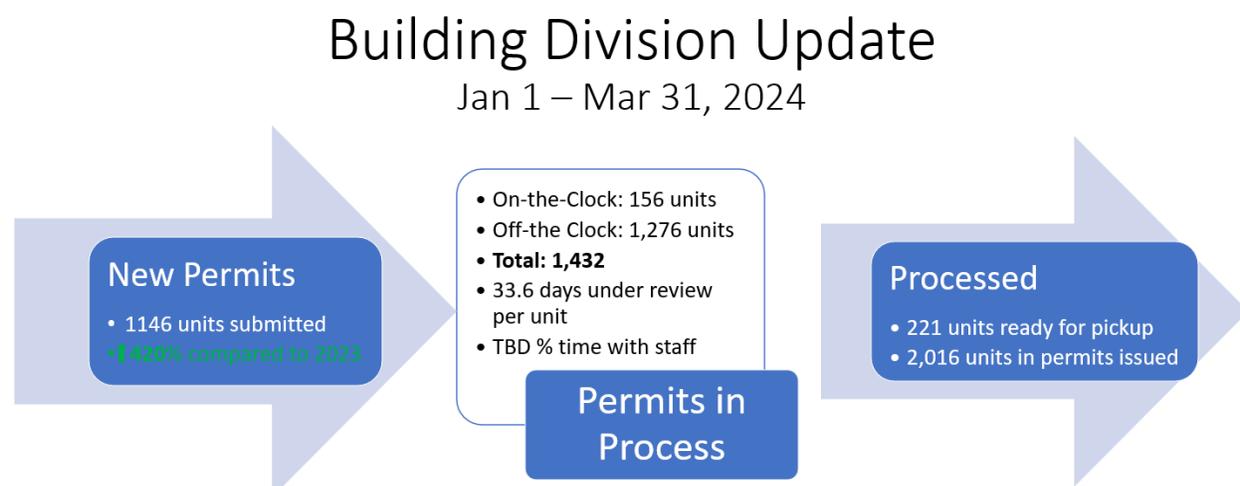
Of the 854 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2019 - 2021 Permit Data

Additional permit data has been provided in Appendix “A” to reflect 2019 – 2021 permit data.

New Housing Unit Activity

The following diagram provides a simplified summary of building permit activity beginning at the start of the calendar year. It was reported in the October of 2023 in a report titled “London’s Housing Pledge: A Path to 47,000 units by 2031 Update” to the Strategic Priorities and Policy Committee that this figure would be included in future Building Division update reports.



This figure provides a deeper dive into the Permits and Inspections Housing Unit Supply number discussed in the previous section. It shows the inflow and outflow of housing unit permits through the building area on a year-to-date basis and the volume of units in permits that are under review.

3.0 Analysis

Analysis of the March 2024 building permit data shows a strengthening in the housing and building marketplace over the same period in 2023. The City of London saw a 5.7% increase in the number of building permits compared to the same period last year and an increase in housing units of 127%. Single and semi-detached dwellings units in permits have increased modestly over last year by 21.7%, reversing the trend seen in February. Multi-unit (Duplex, Triplex, Quadplex, Apartment Buildings) have seen an increase of 200% resulting in an overall increase in units issued by over 127.3%, year to date. We continue to see strong starts in 2024 with increase permit activity in all sectors over 2023, with a combined construction value increase of 95%. To date, 2024 has had the strongest yearly start in the last 5-years with permit construction value and the number of units processed having the highest year-to-date values over the 2019-2024 period.

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 2024. Attached as Appendix "A" to this report is a "Summary Listing of Building Construction Activity" for the month of March 2024 as well as "Principle Permits Reports".

Prepared by: Kyle Wilding
Acting Deputy Chief Building Official
Planning and Economic Development

Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager
Planning and Economic Development

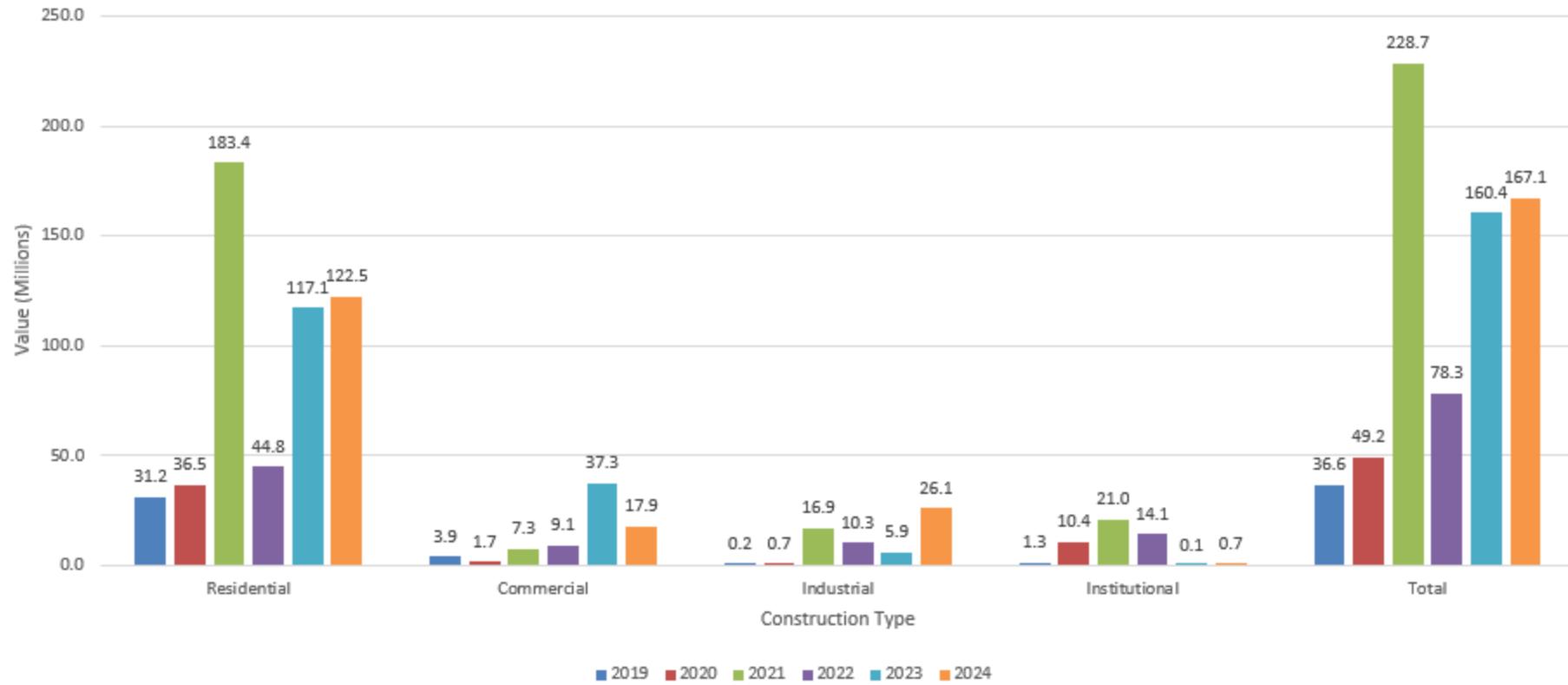
Recommended by: Scott Mathers, MPA, P.Eng.
Deputy City Manager
Planning and Economic Development

APPENDIX "A"

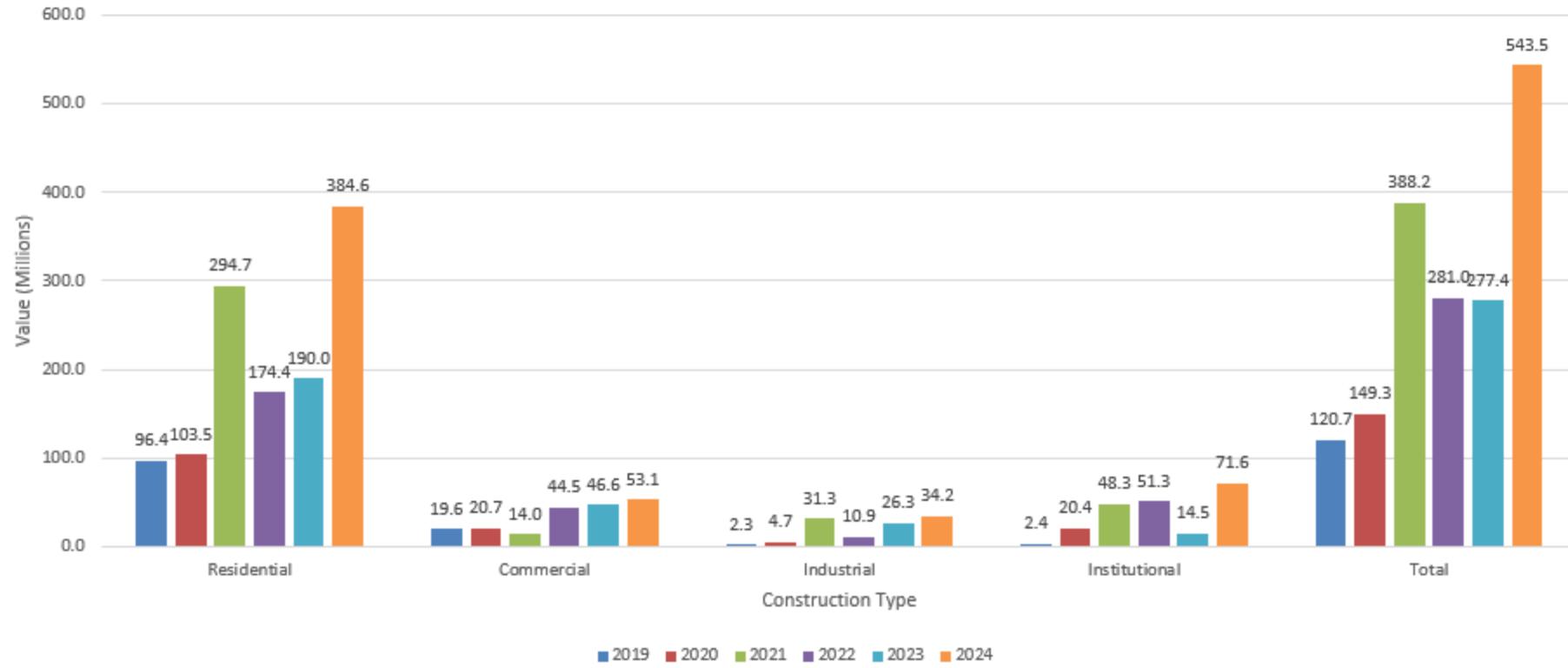
CITY OF LONDON																		
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF MARCH 2024																		
CLASSIFICATION	March 2024			to the end of March 2024			March 2023			to the end of March 2023			March 2022			to the end of March 2022		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. 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	25	15,749,617	25	55	33,891,572	55	13	7,303,758	13	45	26,134,711	45	59	28,127,234	59	185	84,605,287	185
SEMI DETACHED DWELLINGS	1	869,060	2	1	869,060	2	0	0	0	1	921,661	2	0	0	0	0	0	0
TOWNHOUSES	7	14,266,800	33	14	30,305,062	77	3	5,375,929	18	15	25,763,052	74	10	6,942,782	24	35	36,014,991	142
DUPLEX, TRIPLEX, QUAD, APT BLDG	3	82,536,919	190	9	296,020,872	894	3	95,363,266	256	5	116,269,288	298	0	0	0	3	29,330,190	103
RES-ALTER & ADDITIONS	152	9,047,523	37	386	23,506,265	92	157	9,086,615	20	380	20,888,552	58	166	9,741,702	22	404	24,488,682	47
COMMERCIAL -ERECT	3	9,645,000	0	4	11,435,400	1	3	34,230,820	2	3	34,230,820	2	0	0	0	4	31,150,000	0
COMMERCIAL - ADDITION	3	1,102,000	0	8	3,705,956	0	0	0	0	1	1,000	0	1	450,000	0	2	950,000	0
COMMERCIAL - OTHER	37	7,134,378	0	100	37,909,988	2	17	3,035,954	0	66	12,409,729	15	27	8,669,982	0	60	12,356,941	0
INDUSTRIAL - ERECT	2	25,377,907	0	2	25,377,907	0	0	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL - ADDITION	0	0	0	3	5,630,400	0	1	5,000,000	0	3	17,810,611	0	1	10,300,000	0	1	10,300,000	0
INDUSTRIAL - OTHER	4	710,001	0	18	3,197,082	0	2	877,100	0	9	8,491,127	0	2	3,300	0	6	571,300	0
INSTITUTIONAL - ERECT	0	0	0	3	55,642,257	0	0	0	0	0	0	0	0	0	0	1	36,000,000	0
INSTITUTIONAL - ADDITION	0	0	0	1	8,953,871	0	0	0	0	0	0	0	0	0	0	0	0	0
INSTITUTIONAL - OTHER	9	674,940	0	26	7,049,233	0	3	121,700	0	21	14,497,250	0	8	14,112,237	0	16	15,254,237	0
AGRICULTURE	1	147,500	0	4	1,262,500	0	0	0	0	1	220,000	0	0	0	0	1	250,000	0
SWIMMING POOL FENCES	10	486,557	0	18	976,557	0	23	826,000	0	38	1,363,000	0	29	1,031,050	0	49	1,872,983	0
ADMINISTRATIVE	5	9,000	0	19	157,000	0	9	32,000	0	26	201,000	0	6	9,000	0	21	569,000	0
DEMOLITION	2	0	1	24	0	18	11	0	10	30	0	20	2	0	2	19	0	16
SIGNS/CANOPY - CITY PROPERTY	1	0	0	5	0	0	0	0	0	0	0	0	0	0	0	1	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	30	0	0	85	0	0	34	0	0	99	0	0	28	0	0	86	0	0
TOTALS	295	167,757,201	287	785	545,890,981	1,123	279	161,253,142	309	743	279,201,800	494	339	79,387,287	105	894	283,713,611	477

CLASSIFICATION	March 2021			to the end of March 2021			March 2020			to the end of March 2020			March 2019			to the end of March 2019		
	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	136	60,759,800	136	321	142,327,500	320	62	26,209,680	62	173	75,460,800	173	48	18,507,510	48	126	51,400,020	126
SEMI DETACHED DWELLINGS	1	223,500	1	1	223,500	1	0	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	26	23,245,600	91	47	39,156,200	139	6	5,870,000	19	22	12,933,900	41	7	5,780,800	27	36	27,781,690	131
DUPLEX, TRIPLEX, QUAD, APT BLDG	4	90,010,000	295	4	90,010,000	295	0	0	0	0	0	0	2	2,275,000	4	3	3,525,000	4
RES-ALTER & ADDITIONS	159	9,179,161	15	372	22,988,721	33	91	4,397,533	6	287	15,099,008	14	124	4,601,115	9	331	13,728,925	20
COMMERCIAL -ERECT	8	2,217,000	0	9	3,193,500	0	0	0	0	1	940,000	0	0	0	0	2	1,329,480	0
COMMERCIAL - ADDITION	1	120,000	0	1	120,000	0	0	0	0	2	2,001,800	0	1	300,000	0	2	2,800,000	0
COMMERCIAL - OTHER	30	5,002,200	0	76	10,677,014	0	20	1,668,400	0	96	17,795,906	0	63	3,624,150	0	139	15,472,470	0
INDUSTRIAL - ERECT	1	1,597,500	0	3	15,792,500	0	1	436,700	0	2	3,436,700	0	0	0	0	1	100,000	0
INDUSTRIAL - ADDITION	1	280,000	0	1	280,000	0	0	0	0	1	118,800	0	0	0	0	2	65,000	0
INDUSTRIAL - OTHER	3	15,035,000	0	9	15,194,800	0	3	223,337	0	14	1,113,837	0	5	243,200	0	20	2,116,900	0
INSTITUTIONAL - ERECT	0	0	0	1	12,000,000	0	0	0	0	1	575,000	0	0	0	0	0	0	0
INSTITUTIONAL - ADDITION	1	200,000	0	3	1,963,386	0	0	0	0	1	2,000,000	0	0	0	0	0	0	0
INSTITUTIONAL - OTHER	8	20,798,850	0	20	34,305,950	0	17	10,419,200	0	36	17,831,200	0	11	1,259,900	0	26	2,401,570	0
AGRICULTURE	0	0	0	0	0	0	0	0	0	1	100,000	0	0	0	0	1	10,000	0
SWIMMING POOL FENCES	54	1,749,894	0	89	2,814,994	0	16	488,740	0	25	802,740	0	10	357,732	0	13	455,732	0
ADMINISTRATIVE	6	50,000	0	16	130,000	0	3	25,000	0	9	25,000	0	13	56,000	0	25	56,000	0
DEMOLITION	10	0	9	18	0	15	5	0	5	19	0	14	15	0	9	26	0	15
SIGNS/CANOPY - CITY PROPERTY	0	0	0	4	0	0	1	0	0	1	0	0	2	0	0	9	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	17	0	0	73	0	0	18	0	0	85	0	0	55	0	0	122	0	0
TOTALS	466	230,468,505	538	1,068	391,178,065	788	243	49,738,590	87	776	150,234,691	228	356	37,005,407	88	884	121,242,787	281

Construction Value of Building Permits (March)



Construction Value of Building Permits (Jan - March)





City of London - Building Division
Principal Permits Issued from March 1, 2024 to March 31, 2024

Owner	Project Location	Proposed Work	No. of Units	Construction Value
REMBRANDT HOMES	1061 Eagletrace Dr 183	(statcan) Erect - Townhouse - Cluster SDD ERECT NEW CLUSTER SDD. 2 STOREY, 2 CAR GARAGE, 4 BEDROOM, FINISHED BASEMENT, COVERED DECK, A/C, SB-12 A1, HRV & DWHR REQUIRED. **SOILS REPORT REQUIRED**	1	699,095
WELLINGTON COMMONS HOLDINGS INC	1061 Hargrieve Rd	(statcan) Erect - Warehousing New Single Single Storey Industrial/Office Building. Ensure Office is limited to 2,000 m2. DC fees are due upon fit-up permit. Confirm CIP grant.	0	3,951,207
MC DONALD'S RESTAURANTS OF CANADA LIMITED	1159 Highbury Ave N	(statcan) Alter - Restaurant INTERIOR ALTERATION-McDONALD'S RESTAURANT	0	500,000
HYDE PARK SQUARE INC HYDE PARK SQUARE INC	1175 Hyde Park Rd	(statcan) Alter - Markets ALTER UNITS 6-8 FOR TENANT FIT-UP - MONA FARMS MARKET **DEMISING WALL REMOVAL ON SEPERATE PERMIT 23-029243** **SHELL PERMIT ONLY** Updated water flow test to be performed. Sprinkler shop drawings and hydraulic calculations to be provided with results of new flow test. To be submitted prior to any sprinkler inspections. Integrated testing coordinator required to be submitted prior to full permit approval.	0	292,500
	12 Horn St	(statcan) Alter - Duplex ALTER - TO CREATE A 2 NEW ADDITIONAL RESIDENTIAL UNITS WITHIN THE PRIMARY DWELLING FOR A TOOTAL OF 3 UNITS No interior or exterior alterations requested - Repurposing use only. *****ADDITIONAL RESIDENTIAL UNITS AS PER SEC 4.37 OF ZONING BY-LAW Z-1***** *****TOTAL OF 5 BEDROOMS FOR ALL 3 UNITS COMBINED*****	2	150,000
TALBOT AND KENT BLOCK LIMITED	136 Kent St	(statcan) Alter - Four-Plex ALTER TO CREATE A 4 UNIT RESIDENTIAL BUILDING	3	196,308
	137 John St	(statcan) Add (Residential) - Four-Plex ADDITION TO REAR OF PROPERTY TO BUILD (2) ADDITIONAL UNITS. TOTAL UNITS TO 4 MINOR VARIANCE NO. A.119/23	2	356,985
2155110 ONTARIO INC 2155110 ONTARIO INC	150 Dufferin Ave	(statcan) Alter - Offices ALTER BASEMENT WITH NEW COMPUTER ROOM A/C UNIT IN BASEMENT		400,000
EASTWOOD CENTRE INC	1920 Dundas St	(statcan) Alter - Financial Institution Alteration for existing TD Bank: construction of new walls + interior finishes upgrades on GF; exterior finishes upgrade *****ALL SIGNS ON SEPARATE PERMITS*****	0	1,239,557



City of London - Building Division
Principal Permits Issued from March 1, 2024 to March 31, 2024

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1965 Upperpoint Gate BB	(statcan) Erect - Street Townhouse - Condo Erect 2 storey (walkout, 6 unit townhouse Block BLDG BB (145, 147, 149, 151, 153, 155)	6	2,351,890
2441342 ONTARIO INC.	204 Hamilton Rd	(statcan) Add (Non-Residential) - Medical Offices Proposed 245.4m2 Office Addition	0	900,000
Sifton Properties Limited The Canada Life Assurance Company	255 Queens Ave	(statcan) Alter - Offices Front Lobby Renovations for One London Place Building.	0	700,000
CORPORATION OF OF LONDON CORPORATION OF THE CITY OF LONDON	2615 Innovation Dr	(statcan) Erect - Food Processing Plant ID - ERECT NEW PLANT FOR MANUFACTURING FOUNDATION PERMIT ONLY. NO ABOVE GRADE WORK PERMITTED. SITE SERVICES AND UNDERGROUND FOUNDATION WORK ONLY FOR AREAS BETWEEN GRID LINE 1 TO 7Z	0	21,426,700
KING'S UNIVERSITY COLLEGE KING'S UNIVERSITY COLLEGE	266 Epworth Ave	(statcan) Alter - Apartment Building Interior alterations to existing washrooms/ shower rooms at an existing residence building at King's University College.	0	1,800,000
	2939 Scotland Dr	(statcan) Erect - Pole Barn ERECT AGRICULTURAL STORAGE BUILDING		147,500
LONDON CITY LONDON CITY	300 Dufferin Ave	(statcan) Alter - Municipal Buildings EXTERIOR ALTERATIONS - REPLACE EXISTING SOFFIT, INSULATION AND FIRE SPRAY PROOFING IN CANOPY ABOVE MAIN ENTRANCE OFF DUFFERIN AVENUE.	0	246,000
TRICAR PROPERTIES LTD. TRICAR PROPERTIES LTD.	320 Thames St	(statcan) Alter - Offices Interior alterations for an office suite.	0	300,000
WONDERLAND POWER CENTRE INC. WONDERLAND POWER CENTRE INC.	3234 Wonderland Rd S	(statcan) Erect - Automobile Sales & Service Permit submittal on behalf of Wonderland Power Centre Inc. for the address municipally known as 3234-3274 Wonderland Road, South, London Ontario. Building permit application for a new build 4,721 square meter automobile sales and service facility as outlined on the architectural drawings provided herewith. Please include Joe Longo, joe@southsidegroup.ca, 519-433-0634 x 243 on communications as they relate to this application.	0	5,600,000
WELLINGTON GATE INC	332 Wellington Rd	(statcan) Alter - Financial Institution Interior fit up to accommodate a new credit union to be located within Unit 4 at 332 Wellington Road.	0	550,000



City of London - Building Division
Principal Permits Issued from March 1, 2024 to March 31, 2024

Owner	Project Location	Proposed Work	No. of Units	Construction Value
YORK DEVELOPMENTS YORK DEVELOPMENTS	3325 Wonderland Rd S	(statcan) Alter - Retail Store UNIT FINISH FOR A NEW HEALTHY PLANET RETAIL STORE IN AN EXISTING VACANT UNIT	0	500,000
WELLINGTON GATE INC	334 Wellington Rd	(statcan) Erect - Retail Plaza Construction of Retail Plaza 6 shell units, base building work	0	4,000,000
MICHAEL BIERBAUM OLD OAK PROPERTIES INC	3392 Wonderland Rd S	(statcan) Alter - Office and storage 3392 Wonderland Rd. S - Building #10 - Interior alteration to existing building to suite tenants needs	0	124,000
ALI SOUFAN WONDERLAND GATEWAY CENTRE INC.	3429 Wonderland Rd S	(statcan) Alter - Restaurant <= 30 People UNIT FINISH, INTERIOR ALTERATION, INTERIOR PARTITION OF WALLS, HVAC DUCT WORK AND PLUMBING MODIFICATIONS	0	125,000
ALI SOUFAN WONDERLAND GATEWAY CENTRE INC.	3429 Wonderland Rd S	(statcan) Alter - Restaurant <= 30 People Interior alteration of an existing suite including structural, plumbing, HVAC and electrical work.	0	180,000
LPB INVESTMENTS INC, APB INVESTMENTS INC Lpb Investments Inc Apb Investments Inc	4025 White Oak Rd	(statcan) Alter - Retail store and warehouse Renovation of existing showroom space to create loading bay and front counter area. Additional exterior overhead doors, concrete exterior ramp. Office area renovation including new universal washroom.	0	690,000
1000714238 ONTARIO INC.	4211 Liberty Cross	(statcan) Erect - Duplex ERECT NEW SDD. 1 STOREY, TWO CAR GARAGE, 5 BEDROOMS TOTAL, FINISHED BASEMENT W/ 1 BEDROOM ADDITIONAL DWELLING UNIT, NO DECK, A/C, SB-12 A1, LOT 70 PLAN 33M-838, HRV & DWHR REQUIRED.	2	709,650
1000714238 ONTARIO INC.	4225 Green Bend	(statcan) Erect - Duplex ERECT NEW SDD. 1 STOREY WALKOUT, 2 CAR GARAGE, 5 BEDROOM, FINISHED BASEMENT WITH ADU, UNCOVERED DECK, WITH A/C, SB-12 A1, LOT 4 PLAN 33M-838, HRV & DWHR REQUIRED *****ADDITIONAL RESIDENTIAL UNITS AS PER SEC 4.37 OF ZONING BY-LAW Z-1***** *****MAXIMUM OF 5 BEDROOMS TOTAL COMBINED BETWEEN BOTH UNITS***** *****AC MUST BE A MINIMUM OF 3 FEET FROM ANY PROPERTY LINE*****	2	477,504
SPRINGBANK LUX INC. AVRANCE CORP. DEVELOPMENTS	464 Springbank Dr	(statcan) Erect - Apartment - Condo ERECT 9 STOREY APARTMENT CONDO W/ 186 RESIDENTIAL AND 4 COMMERCIAL UNITS. FOUNDATION PERMIT WITH SITE SERVICES AND UNDERGROUND PLUMBING \$4,721,100.85 DEVELOPMENT CHARGES REQUIRED AT TIME OF ABOVE GRADE PERMIT ISSUANCE.	186	81,349,765



City of London - Building Division
Principal Permits Issued from March 1, 2024 to March 31, 2024

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Dave Schmidt Sunningdale Golf Club Ltd.	465 Sunningdale Rd W	(statcan) Add (Non-Residential) - Non-Residential Accessory Building ADD 3-SEASON WASHROOM AND CONCESSION STAND - TEE-OFF 15	0	200,000
INTERRENT INTERNATIONAL PROPERTIES INC	527 Gordon Ave	(statcan) Alter - Apartment Building new laundry room, 2 new bachelor apts, 2 new 1 bedroom apts.		262,400
THE IRONSTONE BUILDING COMPANY INC.	530 Gatestone Rd B	(statcan) Erect - Street Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG B, 4 UNITS DPN 540, 542, 544, 546, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, W/ A/C, UNCOVERED DECK, SB-12 A1, HRV & DWHR REQUIRED	4	1,777,860
THE IRONSTONE BUILDING COMPANY INC.	530 Gatestone Rd C	(statcan) Erect - Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG C, 6 UNITS DPN 66, 68, 70, 72, 74, 76, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, W/ A/C, UNCOVERED DECK, SB-12 A1, HRV & DWHR REQUIRED	6	2,661,435
THE IRONSTONE BUILDING COMPANY INC.	530 Gatestone Rd E	(statcan) Erect - Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG E, 5 UNITS DPN 1, 3, 5, 7, 9, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, W/ A/C, UNCOVERED DECK, SB-12 A1, HRV & DWHR REQUIRED	5	2,200,340
THE IRONSTONE BUILDING COMPANY INC.	530 Gatestone Rd F	(statcan) Erect - Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG F, 5 UNITS DPN 39, 41, 43, 45, 47, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, W/ A/C, UNCOVERED DECK, SB-12 A1, HRV & DWHR REQUIRED	5	2,200,340
THE IRONSTONE BUILDING COMPANY INC.	530 Gatestone Rd I	(statcan) Erect - Townhouse - Condo ERECT 6 UNIT TOWNHOUSE BLOCK, 3 STOREY, BLDG I, DPNs 10, 12, 14, 16, 18, & 20.	6	2,375,840
RICHMOND BLOCK LONDON CORPORATION FARHI HOLDINGS CORPORATION	551 Richmond St	(statcan) Alter - Restaurant CM - INTERIOR ALTERATIONS TO DIMI'S GREEKHOUSE, REMOVING STAIRS AND INFILLING, AND RE-CONFIGURING BATHROOMS *****A CITY OF LONDON BUSINESS LICENSE IS REQUIRED*****	0	106,560
60 PACIFIC HOLDINGS LIMITED C/O BRIARLANE RENTAL PROPERTY	60 Pacific Crt	(statcan) Alter - Industrial Laboratory Office renovation	0	700,000
2440339 Ontario Limited	629 Richmond St	(statcan) Alter - Restaurant Interior alteration / tenant fit up. ***SHELL PERMIT*** Provide shop drawings for load bearing steel stud walls, stairs, and guardrails/handrails. Provide Integrated Testing Coordinator, Integrated Testing Coordinator form and Integrated Testing Plan.	0	150,000
PROPERTY MANAGER WESTERN UNIVERSITY	700 Collip Cir	(statcan) Alter - Offices Replace two (2) 10-Ton Carrier RTUs with two (2) new Lennox RTUs.	0	200,000



City of London - Building Division

Principal Permits Issued from March 1, 2024 to March 31, 2024

Owner	Project Location	Proposed Work	No. of Units	Construction Value
C/O INFRASTRUCTURE ONTARIO MANAGEMENT BOARD SECRETARIAT	711 Exeter Rd	(statcan) Alter - Correctional & Detention Centre Sprinkler System Renewal	0	130,000
735 WONDERLAND ROAD NORTH INC	735 Wonderland Rd N	(statcan) Alter - Restaurant INTERIOR RENOVATION FOR UNIT 23A, INCLUDING KITCHEN HOOD EXHAUST UPGRADE.	0	125,000
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	741 Base Line Rd E	(statcan) Alter - Boarding/Lodging House The work includes the renovation of the existing kitchen including cabinetry, sinks, and appliances. Existing residential style cooking appliances are being replaced with commercial appliances. A gas-fired rooftop make-up air unit, rooftop exhaust fan, and commercial cooking exhaust hood with fire suppression system and fire alarm integration. Associated electrical work related to the renovated area and new equipment.	0	250,000
	75 Byron Ave E	(statcan) Add (Residential) - Duplex adding a new unit above a new garage.	1	200,000
EAGLE APARTMENTS LTD	80 King Edward Ave	(statcan) Alter - Apartment Building Please note this is for Balcony Slab Repairs for 7 Storey apartment building and new railing system.	0	150,000

Total Permits 44 Units 231 Value 143,653,436

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