

## 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 Detailed Update: 2024 Year-To-Date

**Date:** September 25, 2024

## Recommendation

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following report **BE RECEIVED**.

## 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 year until the end of August 2024.

As of August 31, 2024, the Building Division recorded growth in key metrics compared to the same period last year. A total of 2,677 new dwelling units were approved, representing a 5.4% increase. The construction value reached \$1.6 billion, reflecting a 87.9% increase. These figures highlight a rise in development activity within the municipality.

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

### 2.0 Discussion and Considerations

#### 2.1 Building Permit Data and Inspection Activities as of August 31, 2024

##### Year-to-date Permits Issued

As of August 31, 2024, a total of 2,645 permits were issued, with a construction value of \$1.6 billion, representing 2,677 new dwelling units. Compared to the same period in

2023, this represents a 5.38% increase in the number of building permits, with a 87.9% increase in construction value and an 124.77% increase in the number of dwelling units constructed.

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

As of the end of August 2024, the number of building permits issued for the construction of single and semi-detached dwellings was 190, representing a 14.5% increase over the same period in 2023.

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

As of the end of August 2024, 800 applications are in process, representing approximately \$1.1 billion in construction value and an additional 2,677 dwelling units compared with 968 applications, with a construction value of \$917 million and an additional 1,167 dwelling units in the same period in 2023.

### **Rate of Application Submission**

Applications received up to August 31, 2024 averaged to 15.7 applications per business day, for a total of 2,645 applications. Of the applications submitted 190 were for the construction of single detached dwellings and 369 townhouse units.

### **Inspections – Building**

A total of 16,008 inspection requests were received with 17,668 inspections being conducted.

In addition, 143 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 16,008 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

### **Inspections - Code Compliance**

A total of 8,482 inspection requests were received, with 8,145 inspections being conducted.

An additional 1,388 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 8,482 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

### **Inspections - Plumbing**

A total of 7,542 inspection requests were received with 9,927 inspections being conducted related to building permit activity.

An additional 95 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

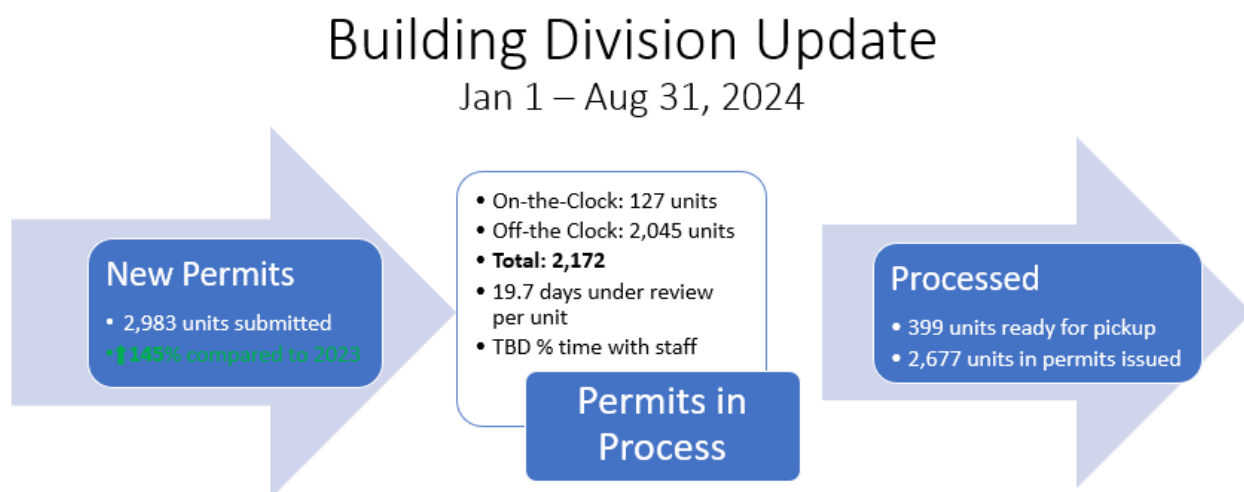
Of the 7,542 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

## 2019-2024 Permit Data

Additional permit data has been provided in Appendix “A” to reflect 2019 – 2024 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.

## Comparison to CHMC Targets

This section provides a comparison of actual progress towards these targets, both on an annual basis and cumulatively.

### **Annual Target vs. Actual**

Year	CMHC Target	Units Completed	Difference	% Difference
2023	3,447	1,726	-1,721	-49.9%
2024	3,917	2,677 (YTD)	-1,240 (YTD)	-31.6% (YTD)
2025	4,700	TBD	TBD	TBD

As of 2024 YTD, we are 1,240 units behind the CMHC target for the year, which represents a 31.6% deficit.

If we are to calculate the average rate of units completed per month so far this year and then extrapolate that over the remained of the year a projected estimate of 4,016 units may be hit by years end.

### **Cumulative Progress Towards 2031 Target**

Year	Cumulative Target	Cumulative Units	% of Target Achieved
2023	3,447	1,726	3.7%
2024	7,364	4,403 (YTD)	9.4%
2025	12,064	TBD	TBD
2031	47,000	TBD	TBD

As of 2024 YTD, we have achieved 9.4% of the overall target of 47,000 units for 2031. While we are ahead of 2023's performance, additional efforts will be required to close the gap and meet future targets.

### **3.0 Analysis**

Analysis of September 31, 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 5.4% increase in building permits compared to the same period last year. Construction values have increased substantially by 87.9%. Single and semi-detached dwellings units in permits have increased by over last year by 15.6%; multi-unit (Duplex, Triplex, Quadplex, Apartment Buildings) have increased by over 392.5% resulting in an overall increase in units by over 124.8%.

### **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 May 2024. Attached as Appendix "A" to this report is a "Summary Listing of Building Construction Activity" as of May 31, 2024 as well as "Principle Permits Reports".

**Prepared by:** Alan Shaw  
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

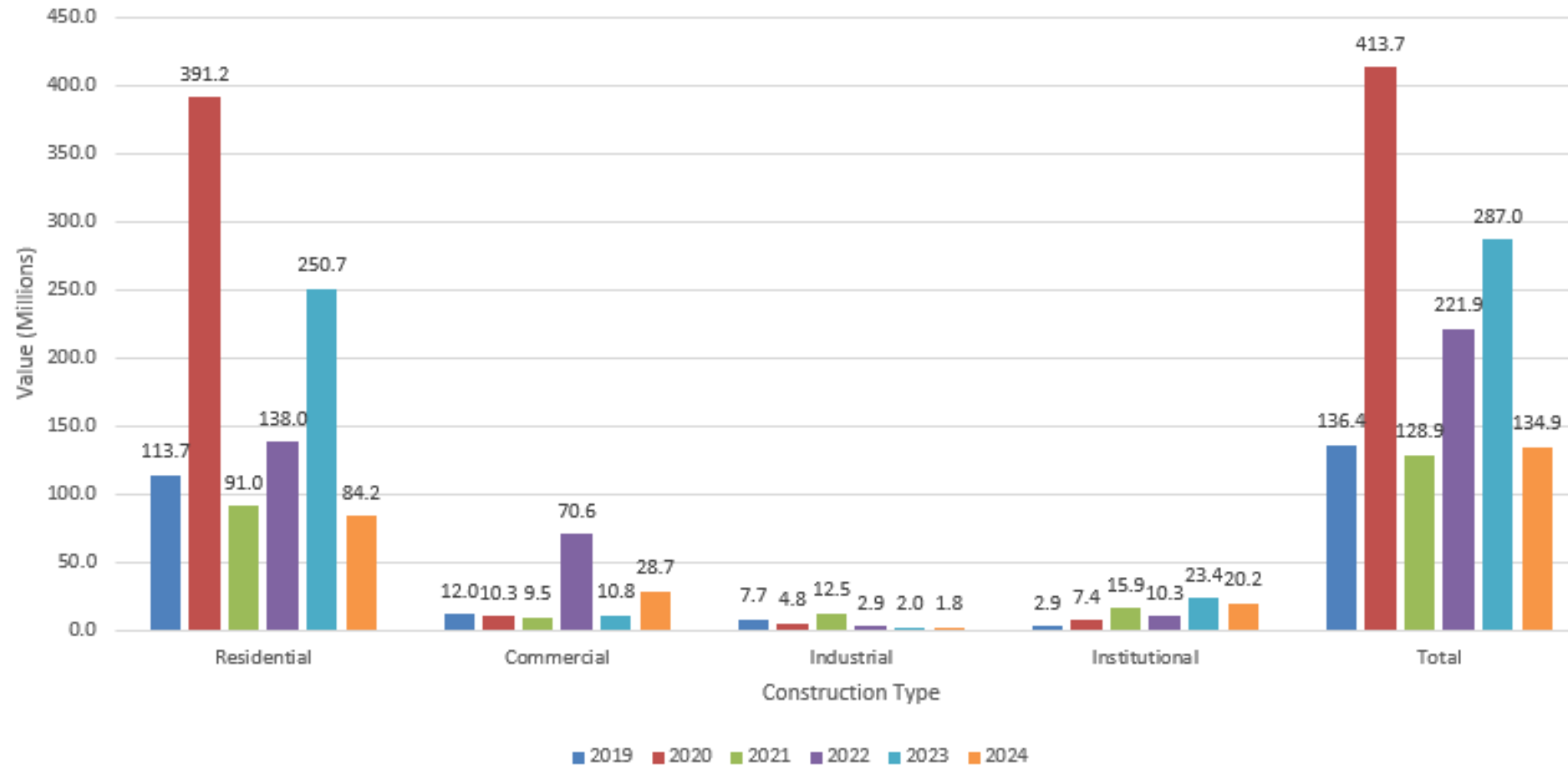
**APPENDIX "A"**

**CITY OF LONDON  
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF August 2024**

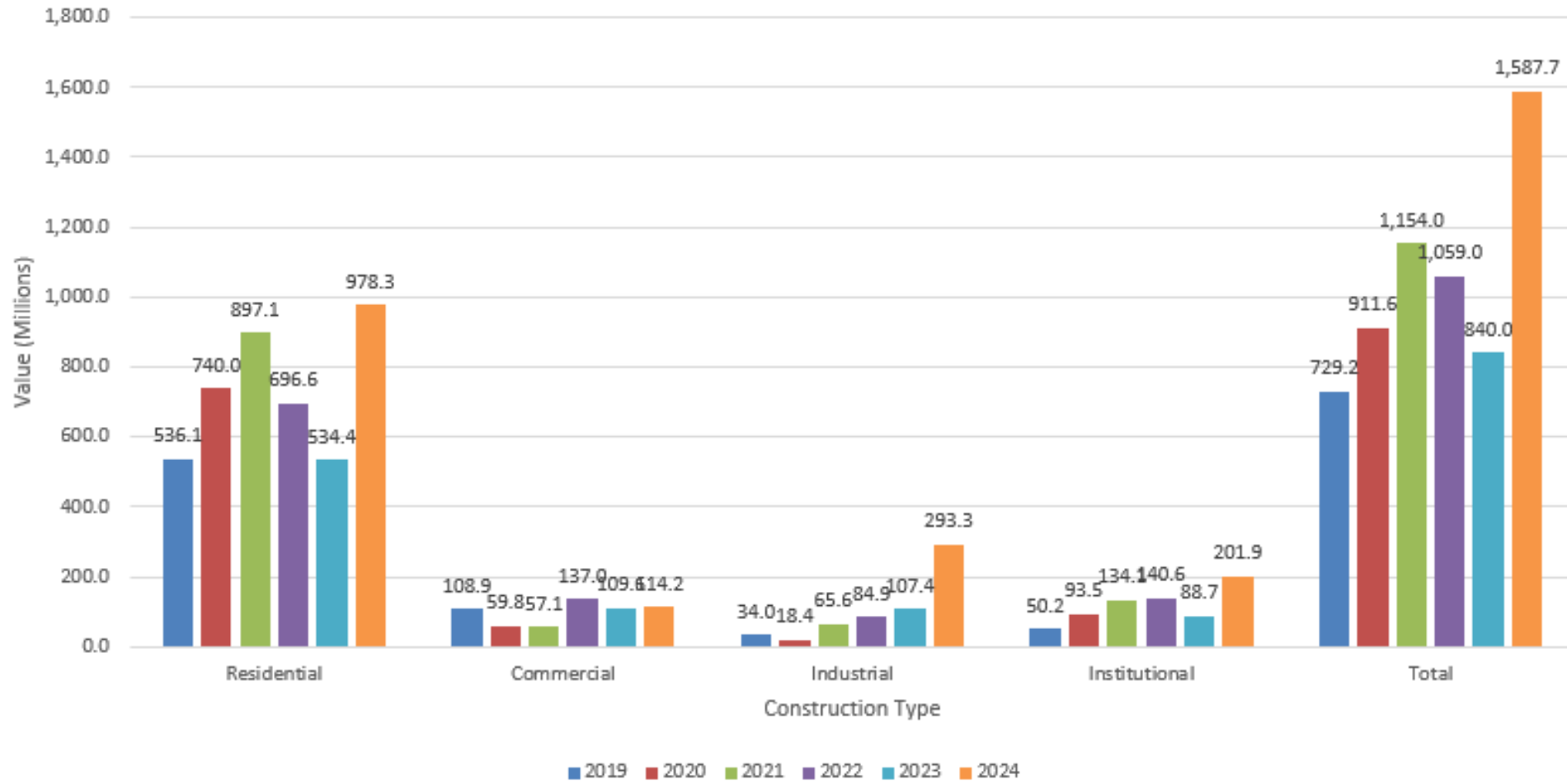
CLASSIFICATION	August 2024			to the end of August 2024			August 2023			to the end of August 2023			August 2022			to the end of August 2022		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	18	15,019,336	18	188	119,652,713	189	30	16,976,648	30	164	90,256,055	164	58	30,238,847	58	480	243,461,189	480
SEMI DETACHED DWELLINGS	0	0	0	2	1,939,988	4	0	0	0	2	1,854,757	3	0	0	0	0	0	0
TOWNHOUSES	16	36,657,300	90	62	139,387,370	369	11	22,718,930	71	50	90,380,097	272	21	36,089,701	91	98	140,405,624	457
DUPLEX, TRIPLEX, QUAD, APT BLDG	4	22,209,064	72	30	610,996,243	1,778	2	49,696,221	74	13	128,611,951	361	4	59,165,143	175	12	244,442,763	675
RES-ALTER & ADDITIONS	172	10,305,876	33	1,343	106,357,165	331	209	161,354,383	260	1,285	223,271,394	391	228	12,535,924	26	1,351	68,291,507	134
COMMERCIAL - ERECT	2	10,000,000	0	9	26,002,837	2	0	0	0	6	38,580,370	0	2	1,600,000	0	11	39,508,279	0
COMMERCIAL - ADDITION	1	6,500,000	0	16	11,978,056	0	1	5,500,000	0	8	8,511,730	0	3	22,510,000	0	9	26,151,900	0
COMMERCIAL - OTHER	32	12,181,346	0	255	76,174,031	4	20	5,323,900	0	210	62,490,050	0	30	46,521,210	0	192	71,311,824	0
INDUSTRIAL - ERECT	0	574,989	0	6	107,288,507	0	0	0	0	4	46,321,468	0	1	1,199,606	0	2	29,580,184	0
INDUSTRIAL - ADDITION	1	1,273,000	0	9	135,826,255	0	0	0	0	7	45,228,428	0	0	0	0	7	52,657,871	0
INDUSTRIAL - OTHER	5	0	0	45	50,174,084	0	6	1,973,000	0	35	15,888,051	0	6	1,700,460	0	21	2,619,160	0
INSTITUTIONAL - ERECT	0	800,000	0	6	120,206,727	0	1	14,988,852	0	3	34,699,252	0	0	0	0	3	99,646,230	0
INSTITUTIONAL - ADDITION	2	17,821,700	0	7	9,913,871	0	2	2,005,000	0	14	12,209,743	0	0	0	0	2	2,379,000	0
INSTITUTIONAL - OTHER	21	1,600,000	0	163	71,777,608	0	20	6,451,800	0	149	41,744,016	0	40	10,311,000	0	108	38,547,536	0
AGRICULTURE	1	693,968	0	6	3,062,500	0	2	625,000	0	6	4,080,000	0	0	0	0	3	1,610,000	0
SWIMMING POOL FENCES	15	33,000	0	102	4,509,481	0	15	692,000	0	136	4,732,368	0	38	2,213,518	0	272	10,884,409	0
ADMINISTRATIVE	16	0	0	80	318,000	0	17	39,000	0	109	432,000	0	19	45,000	0	112	852,000	0
DEMOLITION	9	0	6	90	0	60	11	0	6	71	0	43	3	0	1	71	0	45
SIGNS/CANOPY - CITY PROPERTY	1	0	0	7	0	0	4	0	0	8	0	0	2	0	0	13	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	32	0	0	219	0	0	20	0	0	230	0	0	40	0	0	259	0	0
<b>TOTALS</b>	<b>348</b>	<b>135,669,579</b>	<b>213</b>	<b>2,645</b>	<b>1,595,565,435</b>	<b>2,677</b>	<b>371</b>	<b>288,344,734</b>	<b>435</b>	<b>2,510</b>	<b>849,291,729</b>	<b>1,191</b>	<b>495</b>	<b>224,130,409</b>	<b>351</b>	<b>3,026</b>	<b>1,072,349,476</b>	<b>1,791</b>

CLASSIFICATION	August 2021			to the end of August 2021			August 2020			to the end of August 2020			August 2019			to the end of August 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	70	34,137,150	70	780	356,736,550	780	64	28,730,500	64	545	232,191,004	545	61	28,676,520	61	490	205,006,176	490
SEMI DETACHED DWELLINGS	0	0	0	1	223,500	1	0	0	0	1	354,000	2	0	0	0	0	0	0
TOWNHOUSES	14	15,291,300	56	162	149,539,000	606	7	7,150,200	24	80	72,293,685	266	14	14,780,360	54	164	122,479,869	490
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	36,000,000	124	11	333,596,000	1,485	4	351,000,000	1,086	10	400,878,800	1,310	2	64,758,000	283	7	164,602,920	713
RES-ALTER & ADDITIONS	165	5,596,716	14	1,249	57,017,596	88	155	4,302,493	8	896	34,296,009	31	163	5,526,295	6	1,260	43,982,533	53
COMMERCIAL - ERECT	0	0	0	21	11,424,400	0	1	2,500,000	0	9	7,160,300	0	1	3,100,000	0	24	53,215,903	0
COMMERCIAL - ADDITION	1	55,000	0	5	455,000	0	0	0	0	2	791,800	0	1	8,000	0	12	9,650,718	0
COMMERCIAL - OTHER	34	9,423,200	0	234	45,261,304	0	29	7,806,692	0	235	51,812,827	0	46	8,889,330	2	308	46,082,989	0
INDUSTRIAL - ERECT	5	12,349,909	0	12	45,227,409	0	2	4,750,000	0	4	8,186,700	0	2	6,400,000	0	3	9,450,000	0
INDUSTRIAL - ADDITION	0	0	0	5	3,386,560	0	0	0	0	4	7,918,800	0	0	0	0	5	7,278,000	0
INDUSTRIAL - OTHER	3	142,000	0	24	16,961,980	0	2	5,300	0	25	2,277,907	0	8	1,329,200	0	42	17,242,804	0
INSTITUTIONAL - ERECT	0	0	0	1	12,000,000	0	0	0	0	3	32,825,000	0	0	0	0	0	0	0
INSTITUTIONAL - ADDITION	1	660,000	0	6	47,273,386	0	0	0	0	8	15,178,000	0	2	252,000	0	5	14,049,600	0
INSTITUTIONAL - OTHER	15	15,227,800	0	99	74,854,950	0	20	7,408,000	0	118	45,456,001	0	20	2,641,000	0	189	36,144,410	0
AGRICULTURE	1	200,000	0	2	350,000	0	0	0	0	1	100,000	0	0	0	0	3	210,000	0
SWIMMING POOL FENCES	44	1,416,400	0	307	8,679,140	0	58	1,637,071	0	278	6,724,570	0	24	512,050	0	175	3,757,520	0
ADMINISTRATIVE	5	12,000	0	64	256,000	0	8	5,000	0	34	100,000	0	19	52,000	0	125	404,100	0
DEMOLITION	11	0	6	57	0	41	12	0	11	52	0	39	9	0	7	62	0	26
SIGNS/CANOPY - CITY PROPERTY	1	0	0	8	0	0	0	0	0	2	0	0	2	0	0	10	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	38	0	0	223	0	0	18	0	0	191	0	0	23	0	0	268	0	0
<b>TOTALS</b>	409	130,511,475	264	3,271	1,163,242,774	2,960	380	415,295,256	1,182	2,498	918,545,403	2,154	397	136,924,755	406	3,152	733,557,542	1,746

Construction Value of Building Permits (August)



Construction Value of Building Permits (Jan-August)







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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
NICHOLAS SCHREFF HANS SCHREFF	10 Kenneth Ave	(statcan) Add (Residential) - Four-Plex ADDITION TO REAR OF HOUSE ADDING (2) ADDITION DWELLING UNITS FOR A TOTAL OF 4 UNITS *****ADDITIONAL RESIDENTIAL UNITS AS PER SEC 4.37 OF ZONING BY-LAW Z-1***** *****TOTAL OF 5 BEDROOMS COMBINED AMONGST ALL 4 UNITS*****	2	319,072
IRONSTONE BUILDING COMPANY INC. IRONSTONE BUILDING COMPANY INC.	1030 Darnley Blvd	Install - Townhouse - Condo install site services		1,297,000
WONDERLAND POWER CENTRE INC. WONDERLAND POWER CENTRE INC.	1040 Wharnclyffe Rd S	(statcan) Alter - Recreation Centre ALTERATION TO CREATE A RECREATIONAL FACILITY ( SMASH PICKLEBALL COURTS). ***SHELL PERMIT***Sprinkler work not authorized. Provide sealed sprinkler shop drawings and hydraulic calculations. Provide stairs, guardrails and handrails shop drawings.	0	500,000
Wellington Commons Holdings Inc	1061 Hargrieve Rd	(statcan) Alter - Offices Interior Fit Out ***SHELL PERMIT***Provide sprinkler shop drawings	0	3,000,000
2261531 LTD. 2261531 ONTARIO LTD.	1103 Adelaide St N	(statcan) Alter - Restaurant INTERIOR ALTERATION TO EXISTING TIM HORTONS RESTAURANT *****ALL PROPOSED SIGNAGE ON SEPERATE PERMIT***** *****ALL PROPOSED EXTERIOR / FACADE WORK MUST BE CONDUCTED ON PRIVATE PROPERTY OTHERWISE A PERMIT OF APPROVED WORKS IS REQUIRED*****	0	458,987
DREWLO HOLDINGS INC DREWLO HOLDINGS INC	1147 Hobbs Dr	(statcan) Erect - Duplex ERECT NEW SDD 2 STOREYS, 1 CAR GARAGE, 4 BEDROOMS IN THE MAIN DWELLING, 1 BEDROOM ADDITIONAL RESIDENTIAL UNIT IN THE BASEMENT, SB-12 A1, LOT-157, Plan 33M-826, NO A/C, NO DECK, HRV & DWHR REQUIRED. **SOILS REPORT REQUIRED** *****TOTAL OF 5 BEDROOMS FOR BOTH UNITS COMBINED***** *****ADDITIONAL RESIDENTIAL UNITS AS PER SEC 4.37 OF ZONING BY-LAW Z-1***** *****AC MUST BE A MINIMUM OF 3 FEET FROM ANY PROPERTY LINE*****	2	527,472



**City of London - Building Division**

**Principal Permits Issued from August 1, 2024 to August 31, 2024**

Owner	Project Location	Proposed Work	No. of Units	Construction Value
WESTERN UNIVERSITY WESTERN UNIVERSITY	1151 Richmond St	Install - Water service/main - University Infrastructure upgrade work along Perth Drive on campus. Scope of work involves preparing the underground utilities to support the construction of the forthcoming Western Commons Building.		3,500,000
WESTERN UNIVERSITY WESTERN UNIVERSITY	1151 Richmond St	Install - Water service/main - University Infrastructure upgrade work along Perth Drive on campus. Scope of work involves preparing the underground utilities to support the construction of the forthcoming Western Commons Building.	0	3,500,000
WESTERN UNIVERSITY WESTERN UNIVERSITY	1151 Richmond St	Install Site Services - University INSTALL SITE SERVICES		6,200,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1175 Riverbend Rd D	(statcan) Erect - Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK BLDG D - 8 UNITS, DPN 40, 42, 44, 46, 48, 50, 52 & 54, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, W/ A/C, UNCOVERED DECK, HOT 2000, HRV & DWHR REQUIRED	8	2,887,371
CANADIAN COMMERCIAL DEVELOPMENT CORP	1225 Wonderland Rd N	(statcan) Alter - Libraries INTERIOR ALTERATION TO SHERWOOD MALL LIBRARY . ***SHELL PERMIT*** Provide Sprinkler drawings for review.	0	1,900,000
TONY MARSMAN CONSTRUCTION LTD TONY MARSMAN CONSTRUCTION LTD	1300 Fanshawe Park Rd E	Install Site Services - Site Services Site services for a commercial plaza consist of 6 buildings, and parking area		3,000,000
2555212 ONTARIO LTD. 2555212 ONTARIO LTD.	1525 Chickadee Trail A	(statcan) Erect - Street Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLOCK A, 5 UNITS, 2 STOREYS, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, A/C, COVERED PORCH, UNCOVERED DECK, SB-12 A1, HRV & DWHR REQUIRED	5	2,015,527
CF REALTY HLDG INC., FAIRVIEW CORP CF REALTY HLDG INC., C/O CADILLAC FAIRVIEW CORP	1680 Richmond St	(statcan) Alter - Retail Store CARTER'S INTERIOR FIT UP OF VACANT RETAIL UNIT IN AN EXISTING MALL	0	450,000
IRONSTONE BUILDING COMPANY INC. IRONSTONE BUILDING COMPANY INC.	1870 Evans Blvd E	(statcan) Erect - Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK BLDG E - 8 UNITS, UNIT 49, 51, 53, 55, 66, 64, 62, 60, 3-STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, W/ A/C, DECK, SB-12 A1, HRV & DWHR REQUIRED	8	3,244,925



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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
IRONSTONE BUILDING COMPANY INC. IRONSTONE BUILDING COMPANY INC.	1870 Evans Blvd F	(statcan) Erect - Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK BLDG F - 4 UNITS, UNIT 44, 46, 48, 50, 3 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, W/ A/C, DECK, SB-12 A1, HRV & DWHR REQUIRED	4	1,604,095
IRONSTONE BUILDING COMPANY INC. IRONSTONE BUILDING COMPANY INC.	1870 Evans Blvd G	(statcan) Erect - Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK, BLDG G, 4 UNITS DPN 52, 54, 56, 58, 3 STOREYS, 1 CAR GARAGE, 3 BEDROOMS, NO BASEMENT, NO A/C, COVERED PORCH, UNCOVERED DECK, SB-12 A1, HRV & DWHR REQUIRED	4	1,604,095
IRONSTONE BUILDING COMPANY INC. IRONSTONE BUILDING COMPANY INC.	1870 Evans Blvd O	(statcan) Erect - Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK BLDG O - 4 UNITS, UNIT 89, 91, 93, 95, 3 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, W/ A/C, DECK, SB-12 A1, HRV & DWHR REQUIRED	4	1,604,095
IRONSTONE BUILDING COMPANY INC. IRONSTONE BUILDING COMPANY INC.	1870 Evans Blvd P	(statcan) Erect - Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK BLDG P - 8 UNITS, UNIT 73, 75, 77, 79, 81, 83, 85, 87, 3 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, W/ A/C, NO DECK, SB-12 A1, HRV & DWHR REQUIRED	8	3,183,700
IRONSTONE BUILDING COMPANY INC. IRONSTONE BUILDING COMPANY INC.	1870 Evans Blvd Q	(statcan) Erect - Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG Q, 8 UNITS DPN 57, 59, 61, 63, 65, 67, 69, 71, 3 STOREYS, 1 CAR GARAGE, 3 BEDROOMS, NO BASEMENT, NO A/C, COVERED PORCH, UNCOVERED DECK, SB-12 A1, HRV & DWHR REQUIRED	8	3,181,251
JACOB KATZ HYDE PARK VENTURES INC.	1875 Dalmagarry Rd QQ	(statcan) Erect - Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK BLDG QQ - 4 UNITS, CATALPA SQUARE UNIT 819, 821, 823, 825, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, W/ A/C, NO DECK, SB-12 A1, HRV & DWHR REQUIRED	4	1,728,994
JACOB KATZ HYDE PARK VENTURES INC.	1875 Dalmagarry Rd SS	(statcan) Erect - Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK BLDG SS - 4 UNITS, 803, 805, 807 & 809 CATALPA SQUARE, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, W/ A/C, NO DECK, S12 A1, HRV & DWHR REQUIRED	4	1,728,994



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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
NICHOLAS DI PARDO	2075 Trafalgar St	(statcan) Erect - Duplex ERECT 2 UNITS. 2 STOREY, 4 BEDROOM, UNFINISHED BASEMENT, SB-12 A5, HRV & DWHR REQUIRED. (2081 Trafalgar St Block A) *****AC MUST BE A MINIMUM OF 3 FEET FROM ANY PROPERTY LINE***** *****ADDITIONAL RESIDENTIAL UNITS AS PER SEC 4.37 OF ZONING BY-LAW Z-1***** *****TOTAL OF 4 BEDROOMS FOR BOTH UNITS COMBINED*****	2	673,992
SAM MANGAT CHARDI KALA INVESTMENTS LTD	2130 Kains Rd	(statcan) Alter - Restaurant INTERIOR FIT-UP FOR AUTHENTIC RESTAURANT (A2), COMBINING 2.5 UNITS	0	486,234
SAM MANGAT CHARDI KALA INVESTMENTS LTD	2136 Kains Rd	(statcan) Alter - Beauty Parlours Interior fit-up for a Nail Salon. *****A CITY OF LONDON BUSINESS LICENSE IS REQUIRED*****	0	598,745
ST JOSEPH'S HEALTH CARE LONDON ST JOSEPH'S HEALTH CARE LONDON	268 Grosvenor St	(statcan) Alter - Hospitals Addition of sprinkler system	0	600,000
1028147 Ontario Limited	311 Oxford St E	(statcan) Add (Non-Residential) - Private School - Elementary 2 STOREY 58M2 Addition to provide a new Elevator and Entrance Vestibule AND STAIRS	0	750,000
VINCENT O'DONOVAN WONDERLAND POWER CENTRE INC.	3245 Wonderland Rd S	(statcan) Erect - Retail Store Permit for building shell and interior of new retail home goods and fashion user.	0	2,000,000
Cieslak Paul	325 Edmonton St	(statcan) Erect - Apartment Building ERECT 2 STOREY SEMI-DETACHED BUILDING, LOTS 142 AND 143. 2 ADDITIONAL DWELLING UNITS IN EACH FOR A TOTAL OF 6 UNITS	6	1,694,600
VINCENT O'DONOVAN WONDERLAND POWER CENTRE INC.	3263 Wonderland Rd S	(statcan) Erect - Retail Store ERECT GROUP E BUILDING, INCLUDING INTERIOR FIT UP - ADONIS	0	8,000,000
YORK DEVELOPMENTS YORK DEVELOPMENTS	3325 Wonderland Rd S	(statcan) Alter - Retail Store Interior fit-up. *****ALL PROPOSED SIGNAGE ON SEPERATE PERMIT*****	0	650,000
DREWLO HOLDINGS INC DREWLO HOLDINGS INC	380 Asher Cres	(statcan) Erect - Apartment Building BLDG A - ERECT 6 STOREY APARTMENT BUILDING WITH 62 UNITS	62	19,313,000
1000171215 Ontario Inc	4102 Eastgate Cres	(statcan) Add (Non-Residential) - Warehousing Addition to an existing industrial building	0	574,989



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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SIFTON LIMITED SIFTON PROPERTIES LIMITED	4209 Calhoun Way A	(statcan) Erect - Street Townhouse - Condo ERECT NEW TOWNHOUSE, BLOCK A - 4 UNITS, 4293, 4295, 4297, 4299, 2-STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, W/ A/C, NO DECK, SB-12 A1, HRV & DWHR REQUIRED	4	1,613,891
1726201 Ontario Inc	456 Southdale Rd E	(statcan) Alter - Daycare Centres INTERIOR ALTERATION FOR DAYCARE	0	315,000
TALU PROPERTIES INC. TALU PROPERTIES INC.	460 Asher Cres	Install - Townhouse - Rental Application for permit to construct or demolish - install site services for three apartment buildings consisting of 176 units and a ten block townhouse development, consisting of 72 units.		2,491,453
TALU PROPERTIES INC. TALU PROPERTIES INC.	460 Asher Cres A	(statcan) Erect - Street Townhouse - Rental ERECT NEW TOWNHOUSE BLOCK - BLDG A, 8 UNITS DPN 1, 3, 5, 7 and 462, 466, 470, 474 Asher Cres. 3 STOREYS, 2-CAR GARAGE, 3 BEDROOMS, NO BASEMENT, COVERED PORCH, NO A/C, SB-12 A1, HRV & DWHR REQUIRED **SOILS REPORT REQUIRED.**	8	3,249,823
LISA BECKETT TALU PROPERTIES INC.	460 Asher Cres B	(statcan) Erect - Street Townhouse - Rental ERECT NEW TOWNHOUSE BLOCK - BLDG B, 8 UNITS DPN 9, 11, 13, 15 and 478, 482, 486, 490 Asher Cres. 3 STOREYS, 2-CAR GARAGE, 3 BEDROOMS, NO BASEMENT, COVERED PORCH, NO A/C, SB-12 A1, HRV & DWHR REQUIRED **SOILS REPORT REQUIRED.**	8	3,249,823
LISA BECKETT TALU PROPERTIES INC.	460 Asher Cres C	(statcan) Erect - Street Townhouse - Rental ERECT NEW TOWNHOUSE BLOCK - BLDG C, 6 UNITS DPN 17, 19, 21, 23, 25, 27 3 STOREYS, 1-CAR GARAGE, 3 BEDROOMS, NO BASEMENT, COVERED PORCH, NO A/C, SB-12 A1, HRV & DWHR REQUIRED **SOILS REPORT REQUIRED.**	6	2,375,530
LISA BECKETT TALU PROPERTIES INC.	460 Asher Cres J	(statcan) Erect - Street Townhouse - Rental ERECT NEW TOWNHOUSE BLOCK - BLDG J, 6 UNITS DPN 29, 31, 33, 35, 37, 39 3 STOREYS, 1-CAR GARAGE, 3 BEDROOMS, NO BASEMENT, COVERED PORCH, NO A/C, SB-12 A1, HRV & DWHR REQUIRED **SOILS REPORT REQUIRED.**	6	2,375,530
ST JOSEPH'S HEALTH CARE LONDON ST JOSEPH'S HEALTH CARE LONDON	550 Wellington Rd	(statcan) Alter - Care Facility Interior Renovations to an existing Kitchen and Laundry Room	0	450,000





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Owner	Project Location	Proposed Work	No. of Units	Construction Value
ST JOSEPH'S HEALTH CARE LONDON ST JOSEPH'S HEALTH CARE LONDON	550 Wellington Rd	Install - Hospitals This project will replace some of the existing 4" domestic water pipes within the existing building on Level 1. The new piping will run adjacent to the existing, and tie-in on the same floor.		465,000
700 Richmond Inc	700 Richmond St	(statcan) Alter - Offices ALTER 4TH FLOOR UNIT	0	1,229,015
SOUTHSIDE MANAGEMENT LTD SOUTHSIDE CONSTRUCTION MANAGEMENT LTD	720 Apricot Dr 8	(statcan) Erect - Townhouse - Cluster SDD ERECT NEW CLUSTER SDD. 2 STOREYS, 2 CAR GARAGE, 4 BEDROOMS, COVERED DECK, UNFINISHED BASEMENT, SB-12 A1, Unit 4, MVLCP. No. 972, NO A/C, HRV & DWHR REQUIRED. **SOILS REPORT REQUIRED.**	1	1,009,656
1985731 Ontario Inc	8 Kenneth Ave	(statcan) Add (Residential) - Four-Plex ADDITION TO REAR OF HOUSE EXISTING DUPLEX, CREATING (2) ADDITIONAL RESIDENTIAL UNITS	2	319,072
LONDON CITY	900 King St	(statcan) Alter - Food Processing Plant Shell fitup of spaces in existing building to be leased to future tenants for food processing purposes.	0	1,000,000
CORPORATION OF OF LONDON CORPORATION OF THE CITY OF LONDON	99 Dundas St	(statcan) Add (Non-Residential) - Arenas Budweiser Gardens Arena - INTERIOR ALTERATION TO 5 CONCESSIONS ON LEVEL 1&2 ***SHELL PERMIT***Provide sprinkler shop drawing, hood suppression shop drawing and GRCC.	0	6,500,000

Total Permits 47    Units 166    Value 109,420,931

*\* Includes all permits over \$250,000, except for single and semi-detached dwellings.*