



London  
CANADA

## Development and Compliance Services Building Division

**To:** G. Kotsifas, P. Eng.  
Managing Director, Development & Compliance Services  
& Chief Building Official

**From:** P. Kokkoros, P. Eng.  
Deputy Chief Building Official

**Date:** October 13, 2016

**RE: Monthly Report for September 2016**

Attached are the Building Division's monthly report for September 2016 and copies of the Summary of the Inspectors' Workload reports.

### Permit Issuance

By the end of September, 3672 permits had been issued with a construction value of approximately \$1.04 billion dollars, representing 2168 new dwelling units. Compared to last year, this represents a 23.2% increase in the number of permits, a 90% increase in the construction value and a 106% increase in the number of dwelling units.

To the end of September, the number of single and semi-detached dwellings issued were 661, which was a 40% increase over last year.

At the end of September, there were 592 applications in process, representing approximately \$312 million dollars in construction value and an additional 768 dwelling units, compared with 544 applications having a construction value of \$364 million dollars and an additional 817 dwelling units for the same period last year.

The rate of incoming applications for the month of September averaged out to 15.3 applications a day for a total of 323 in 21 working days. There were 71 permit applications to build 71 new single detached dwellings, 22 townhouse applications to build 57 units, of which 16 were cluster single dwelling units.

There were 418 permits issued in September totalling \$78.4 million including 143 new dwelling units.

### Inspections

Although multiple inspections may be booked and completed for a project on the same day (ie. structural framing and HVAC rough-in), only one inspection is counted in this report. This provides a more accurate depiction of the inspectors' workload.

*Building Inspectors* received 1722 inspection calls and conducted 1769 building permit related inspections with an additional 3 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1772 inspections or an average of 197 inspections made per inspector this month based on 9 inspectors, which averages out to 9.3 inspections per day per inspector. (Note: 189 person working days – 35 vac/sick day/training = 154) There are a total of 9442 active building permits or an average of 1049 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 98% of the time.

*Plumbing Inspectors* received 955 inspection calls and conducted a total of 1115 permit related inspections, there were 0 inspections performed that related to the Backflow Prevention Program. Inspections relating to complaints, orders and miscellaneous calls totalled a further 4 inspections. During the month, a total of 1119 inspections were conducted with an average of 224 per inspector, which averages out to 11.8 inspections per day per inspector. (*Note: 105 person working days – 10 vac/sick day/training = 95*). Active building permits involving plumbing totalled 2520 or 504 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 100% of the time.

AD:cm  
Attach.

c.c.: A. DiCicco, T. Groeneweg, C. DeForest, O. Katolyk, D. Macar, M. Henderson

**City of London - Building Division  
Principal Permits Issued From September 01, 2016 to September 30, 2016**

<b>Owner</b>	<b>Project Location</b>	<b>Proposed Work</b>	<b>No. Of Units</b>	<b>Constr Value</b>
Mkh Cherryhill Residential Inc C/O Minto Group	105 Cherryhill Blvd	Alter-Apartment - Condo-Alter For Balcony Guard Replacement On North Face.	0	300,000
Steve Stoyanovich Hyde Park Square Inc.	1175 Hyde Park Rd	Erect-Restaurant -Erect Tim Hortons Misc. Metal Shop Drawings For A	0	600,000
Wes Hodgson A C W Properties Inc.	1251 Huron St	Alter-Gymnasia-Alter Interior For World Gym Ffr/Fpo Partial Per	0	900,000
151516 Canada Inc C/O Rio Can Management Inc	1295 Highbury Ave N	Alter-Retail Store-Comm - Alter Interior For Sherwin Williams Paint S	0	126,000
Sifton Properties Limited	1400 Riverbend Rd	Install-Site Services-Install Site Services.	0	1,437,164
Carl Dinardo 1016747 Ontario Limited	1450 North Wenige Dr 27	Erect-Townhouse - Condo-Erect 2 Storey Sdd. Gfa 564 Sq.M. 2 Car Garage Att	1	287,640
Carl Dinardo 1016747 Ontario Limited	1450 North Wenige Dr 9	Erect-Townhouse - Condo-Erect 2 Storey Sdd. Gfa 564 Sq.M. 2 Car Garage Att	1	287,640
147 Pond Mills Inc	147 Pond Mills Rd	Erect-Apartment - Condo-Ra - Erect 7 Unit Townhouse	7	1,161,160
C/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Cm - Alter Interior For Big Orange Beverage Store.	0	150,000
Hully Gully Limited	1705 Whamcliffe Rd S	Install-Site Services-Cm - Install Site Services For Hully Gully.	0	175,000
Westland Homes	173 Woodholme Pl	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sdd. Gfa 202 Sq.M. 2 Car Garage Att	1	363,600
Cedar Hollow Developments	1800 Cedarhollow Blvd	Erect-Schools Elementary, Kindergarten-Erect Elementary School. Ffr/Fpo Conditional She	0	13,000,000
It'S Our Home	193 Clarke Rd	Erect-Apartment Building-Erect 1 Storey Apartment Building. Ffr Shell Permi	14	2,025,000
Forest Park (Riverbend) Ltd.	2040 Shore Rd I	Erect-Townhouse - Condo-Erect Townhouse Block I. 4 Unit Blocks (Dpn 2, 4.	4	729,102
Sodecia London Inc.	2630 Innovation Dr	Erect-Plant For Manufacturing-Id - Erect New Sodecia Manufacturing Facility. Fou	1	5,562,900
London Life Insurance Company	265 Dufferin Ave	Alter-Offices-Cm - Interior Alterations. Fpo Ffr	0	300,000
Deerfield Homes Ltd. Deerfield Homes Ltd	3200 Singleton Ave J	Erect-Townhouse - Condo-Erect 4 Unit Duplexed Semi - Block J Dpn 1, 3, 5	4	565,250
Deerfield Homes Ltd. Deerfield Homes Ltd	3200 Singleton Ave K	Erect-Townhouse - Condo-Erect 4 Unit Duplexed Semi - Block 'K'. Dpn 9, 11.	4	565,250
Deerfield Homes Ltd. Deerfield Homes Ltd	3200 Singleton Ave L	Erect-Townhouse - Condo-Erect 4 Unit Duplexed Semi - Block 'L'. Dpn 19, 21	4	565,250
Paul Van Eyk Rembrandt Developments (London) Inc.	3400 Castle Rock Pl R	Erect-Townhouse - Condo-Erect 6 Unit Townhouse - Block 'R'. (Units 14, 16,	6	1,144,548
Paul Van Eyk Rembrandt Developments (London) Inc.	3400 Castle Rock Pl S	Erect-Street Townhouse - Condo-Erect 6 Unit Townhouse - Block 'S'. (Units 2, 4, 6	6	1,141,778
Brad Aisup Sifj Inc. Pilot Travel Centres	3500 Highbury Ave S	Erect-Carwash-Erect Blue Beacon Truck Wash	0	1,315,200
Transform Automotive Canada Limited C/O Means Industries	3745 Commerce Rd	Add-Plant For Manufacturing-Add To Existing Automotive Manufacturing. Fpo/Ffr	0	1,391,500
Piret (Southwest) Holdings Inc	3915 Commerce Rd	Install-Automobile Service Station-Cm - Install A Catch Basin In New Parking Area.	0	150,000
Dancor Forest City Inc.	3939 Cheese Factory Rd	Erect-Warehousing-Erect Industrial Building Permit Is For Foundatio	0	2,169,477
Stefan Ramsay Riocan Holdings Inc C/O Frum Development Ltd	395 Wellington Rd	Alter-Offices-Cm - Alter Int For All State Ffr Fpo	0	200,000
City Of London	3970 Savoy St	Erect-Municipal Buildings-Erect New 1 Storey No. 11 Fire Station Ffr/Fpo	0	1,408,800
Wastell Developments Inc	486 Skyline Ave 33	Erect-Townhouse - Cluster Sdd-Erect New Sdd. 2 Storeys. 2 Car Garage. 4 Bedrooms	1	403,200
London District Catholic School Board	690 Osgoode Dr E/S	Add-Schools Elementary, Kindergarten-Addition And Interior Alteration For Family Centre	0	642,600
Channel Properties Limited	71 Grand Ave 101	Alter-Apartment - Condo-Alter To Repair/Replace Balcony Ffr Provide Sealed	0	200,000
Chirs Tsitropoulos 2492222 Ontario Inc.	759 Elizabeth St	Erect-Duplex-Erect Duplex - 2 Storey, 3 Beds Each, With A/C. No	2	528,530
Chirs Tsitropoulos 2492222 Ontario Inc.	761 Elizabeth St	Erect-Duplex-Erect Duplex - 2 Storey, 3 Beds Each, With A/C. No	2	528,530
London Crossroads Centre Holdings Inc	765 Exeter Rd	Alter-Retail Store-Cm - Interior Alteration For Hart Store. Fpo/Ffr	0	777,200
Aaron Construction Limited	767 Second St	Alter-Apartment Building-Apt - Alter For Conc. Repairs To Column In Parking	0	150,000
Roman Catholic Episcopal Corporation Of The Diocese Of London In Ontario	806 Victoria St	Erect-Religious Building-Erect Mausoleum Ffr	0	615,000
David Tennant 905 Samia Inc.	905 Samia Rd C	Erect-Townhouse - Rental -Erect - 2 Storey Block 'C' Townhouse Block (3 Unit	3	590,000
David Tennant 905 Samia Inc.	905 Samia Rd S	Erect-Townhouse - Rental -Erect Block 'S' Townhouse Block (4 Units - 86, 87,	4	929,600
The Islamic Centre Of Southwest Ontario	951 Pond Mills Rd	Install-Clubs, Recreational Facilities-Install Site Servicing Ffr	0	450,000

**City of London - Building Division  
Principal Permits Issued From September 01, 2016 to September 30, 2016**

Owner	Total Permits	Units	Value	Project Location	Proposed Work	No. Of Units	Constr Value
Owner	38	65	43,836,919				

**Commercial building permits issued - subject to Development Charges under By-law C.P.-1496-244**

Brad Alsop Sji Inc. Pilot Travel Centres
Richmond Medical Centre Inc
Steve Stoyanovich Hyde Park Square Inc.

\* Includes all permits over \$100,000, except for single and semi-detached dwellings, and includes all 'Commercial' permits regardless of construction value.

# CITY OF LONDON

## SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF SEPTEMBER 2016

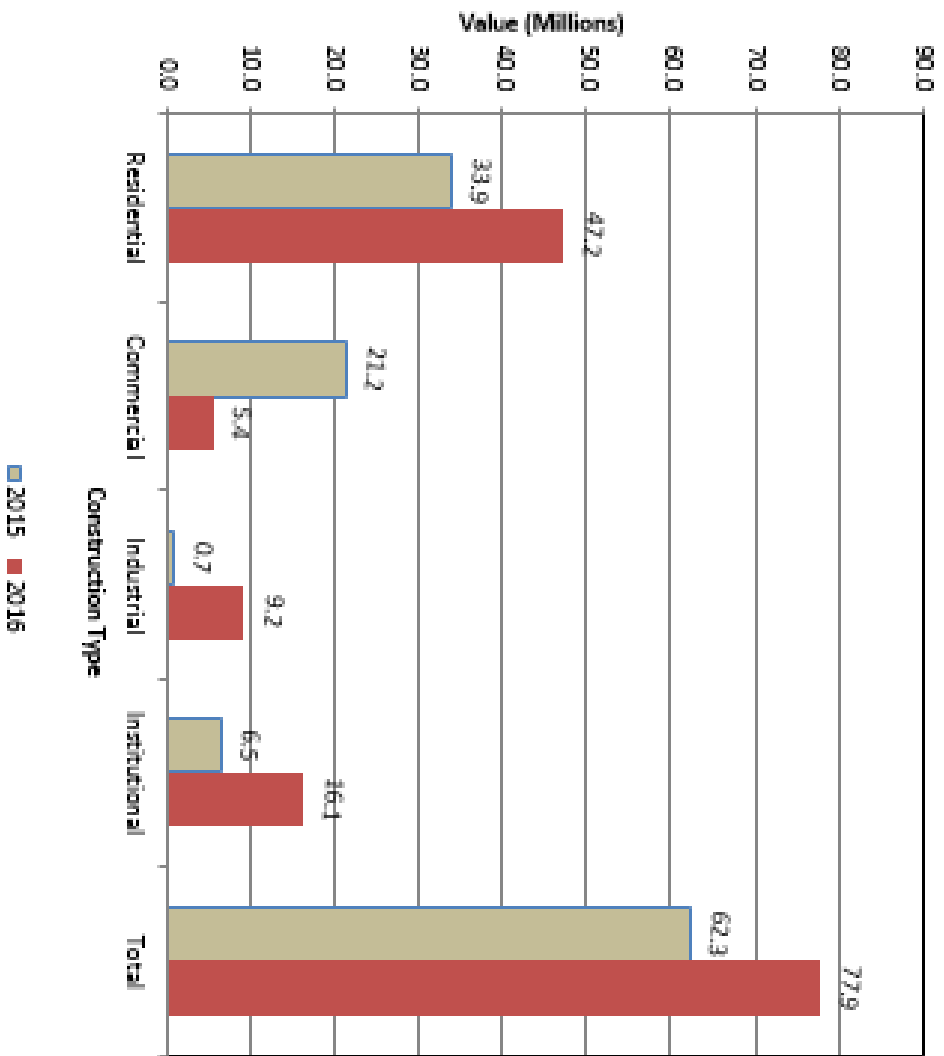
CLASSIFICATION	September 2016			to the end of September 2016			September 2015			to the end of September 2015		
	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS
SINGLE DETACHED DWELLINGS	78	30,603,216	78	660	256,988,406	659	64	23,273,214	64	470	171,012,729	470
SEMI DETACHED DWELLINGS	0	0	0	2	262,400	2	0	0	0	2	1,074,020	2
TOWNHOUSES	12	7,572,858	39	118	69,028,550	294	10	5,524,420	26	93	65,243,560	302
DUPLEX, TRIPLEX, QUAD, APT BLDG	4	4,243,220	25	15	253,579,460	1,195	0	0	0	4	53,293,000	260
RES-ALTER & ADDITIONS	163	4,822,194	0	1,387	54,280,928	16	208	5,090,709	0	1,241	47,698,659	16
COMMERCIAL - ERECT	2	1,915,200	0	15	23,581,440	0	1	7,480,000	0	21	47,614,600	0
COMMERCIAL - ADDITION	1	5,000	0	15	9,818,282	0	2	2,846,000	0	7	5,642,200	0
COMMERCIAL - OTHER	26	3,448,866	0	391	87,924,166	1	51	10,894,680	0	292	51,002,039	0
INDUSTRIAL - ERECT	2	7,732,377	1	3	9,232,377	1	1	288,035	0	5	5,810,035	0
INDUSTRIAL - ADDITION	1	1,391,500	0	11	24,761,280	0	1	300,000	0	5	6,390,200	0
INDUSTRIAL - OTHER	4	32,900	0	37	12,748,800	0	2	63,000	0	42	6,765,355	0
INSTITUTIONAL - ERECT	3	15,023,800	0	9	129,857,800	0	0	0	0	7	36,651,080	0
INSTITUTIONAL - ADDITION	1	642,600	0	7	73,842,600	0	2	5,850,000	0	8	23,392,250	0
INSTITUTIONAL - OTHER	3	451,200	0	158	25,651,348	0	7	691,200	0	126	21,864,904	0
AGRICULTURAL	0	0	0	6	3,271,820	0	0	0	0	2	116,000	0
SWIMMING POOL FENCES	21	474,299	0	205	3,774,732	0	19	489,401	0	123	1,997,734	0
ADMINISTRATIVE	21	35,950	0	176	553,525	0	38	74,825	0	158	430,570	0
DEMOLITION	12	0	7	76	0	53	13	0	16	71	0	56
SIGNS/CANOPY - CITY PROPERTY	5	0	0	24	0	0	2	0	0	11	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	59	0	0	357	0	0	47	0	0	291	0	0
<b>TOTALS</b>	<b>418</b>	<b>78,395,180</b>	<b>143</b>	<b>3,672</b>	<b>1,039,157,914</b>	<b>2,168</b>	<b>468</b>	<b>62,865,484</b>	<b>90</b>	<b>2,979</b>	<b>545,998,935</b>	<b>1,050</b>

Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.  
 2) Mobile Signs are no longer reported.

**October 13, 2016**

Y:\Shared\building\ADMIN\monthly reports\Z016 BCA Summary\BCA-SEPT2016

### Construction Value of Building Permits September



### Construction Value of Building Permits January to September

