



**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:** April 19, 2017

**RE: Monthly Report for March 2017**

Attached are the Building Division's monthly report for March 2017 and copies of the Summary of the Inspectors' Workload reports.

### **Permit Issuance**

By the end of March 2017, 876 permits had been issued with a construction value of approximately \$217.6 million, representing 679 new dwelling units. Compared to last year, this represents a 5% increase in the number of permits, a 23.9% decrease in the construction value and a 20.1% decrease in the number of dwelling units.

To the end of March 2017, the number of single and semi-detached dwellings issued were 224, which was a 37.4% increase over last year.

At the end of March 2017, there were 781 applications in process, representing approximately \$253 million in construction value and an additional 916 dwelling units, compared with 573 applications having a construction value of \$354 million and an additional 800 dwelling units for the same period last year.

The rate of incoming applications for the month of March 2017 averaged out to 17.4 applications a day for a total of 402 in 23 working days. There were 92 permit applications to build 92 new single detached dwellings, 24 townhouse applications to build 26 units, of which 22 were cluster single dwelling units.

There were 343 permits issued in March 2017 totalling \$106.4 million including 374 new dwelling units.

### **Inspections**

*Building Inspectors* received 2474 inspection requests and conducted 3244 building related inspections. An additional 5 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 10 inspectors, an average of 324 inspections were conducted this month per inspector.

The provincially mandated time allowance to inspect called-in inspections within the allowed 48 hours was achieved 98% of the time.

*Plumbing Inspectors* received 1236 inspection requests and conducted 1557 plumbing related inspections. An additional 1 inspection was completed relating to complaints, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 311 inspections were conducted this month per inspector.

The provincially mandated time allowance to inspect called-in inspections within the allowed 48 hours was achieved 99.9% of the time.

**NOTE:**

In some cases, several inspections will be conducted on a project where one call for a specific individual inspection has been made. One call could result in multiple inspections being conducted and reported.

AD:ld  
Attach.

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

# CITY OF LONDON

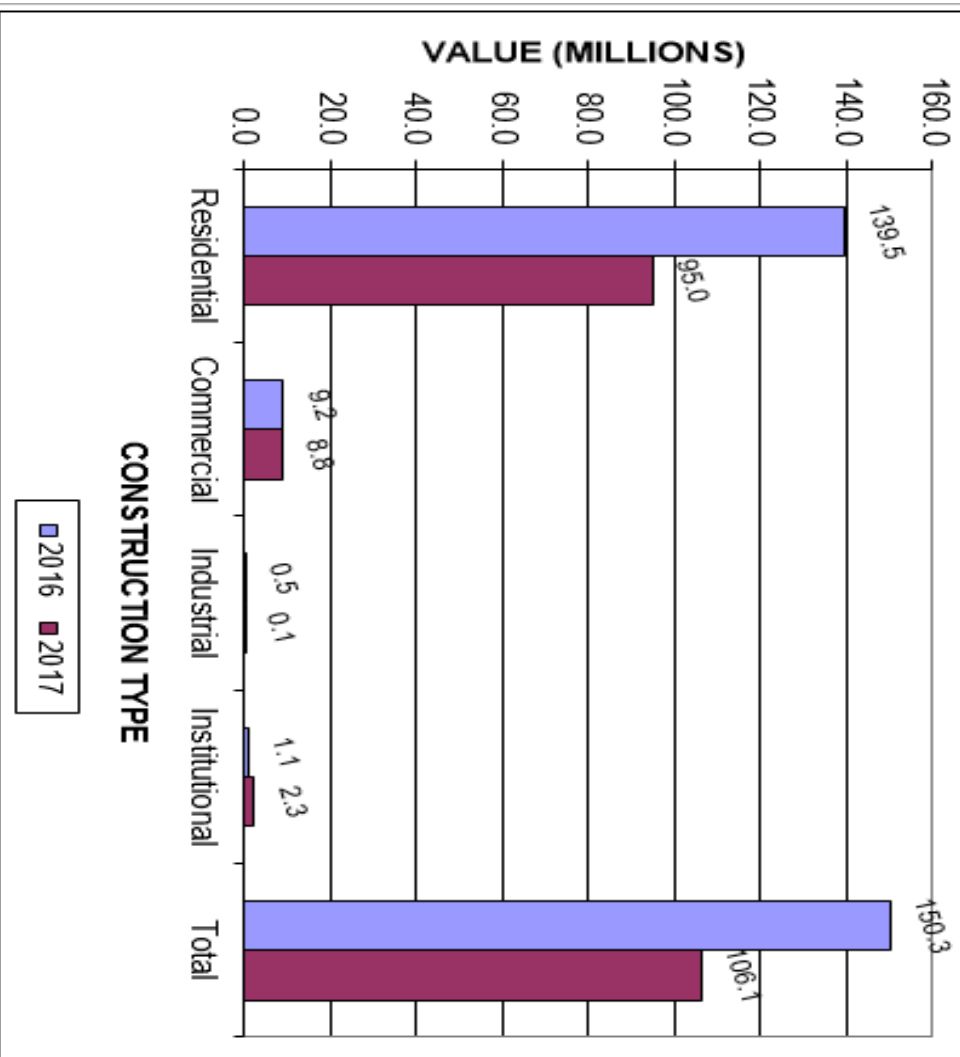
## SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF March 2017

CLASSIFICATION	March 2017			to the end of March 2017			March 2016			to the end of March 2016		
	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	75	30,769,568	75	224	90,534,722	224	65	25,117,994	65	162	62,742,992	161
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	2	262,400	2
TOWNHOUSES	14	15,094,630	65	39	35,390,030	151	12	2,720,000	12	19	10,369,810	43
DUPLEX, TRIPLEX, QUAD, APT BLDG	2	42,072,480	233	3	51,556,680	302	4	98,087,340	633	5	100,537,340	640
RES-ALTER & ADDITIONS	127	7,015,042	1	318	14,230,822	2	130	13,589,614	3	320	19,914,913	4
COMMERCIAL -ERECT	1	250,000	0	2	898,000	0	0	0	0	1	775,000	0
COMMERCIAL - ADDITION	2	6,300,000	0	4	7,005,000	0	2	450,000	0	4	1,097,000	0
COMMERCIAL - OTHER	27	2,217,900	0	76	8,251,200	0	44	8,720,150	0	119	24,216,650	0
INDUSTRIAL - ERECT	0	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL - ADDITION	1	10,085	0	4	2,063,185	0	0	0	0	1	928,700	0
INDUSTRIAL - OTHER	8	71,250	0	16	1,041,950	0	5	544,000	0	10	660,000	0
INSTITUTIONAL - ERECT	0	0	0	0	0	0	0	0	0	2	8,198,000	0
INSTITUTIONAL - ADDITION	0	0	0	0	0	0	1	400,000	0	3	48,900,000	0
INSTITUTIONAL - OTHER	8	2,342,500	0	26	6,077,600	0	6	664,800	0	33	5,486,600	0
AGRICULTURE	0	0	0	0	0	0	2	1,306,820	0	2	1,306,820	0
SWIMMING POOL FENCES	13	195,813	0	22	352,893	0	18	290,868	0	19	308,868	0
ADMINISTRATIVE	14	59,000	0	25	227,000	0	8	36,000	0	26	201,000	0
DEMOLITION	13	0	0	28	0	24	9	0	7	21	0	15
SIGNS/CANOPY - CITY PROPERTY	6	0	0	13	0	0	4	0	0	7	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	32	0	0	76	0	0	37	0	0	78	0	0
<b>TOTALS</b>	<b>343</b>	<b>106,398,267</b>	<b>374</b>	<b>876</b>	<b>217,629,081</b>	<b>679</b>	<b>338</b>	<b>151,927,566</b>	<b>713</b>	<b>834</b>	<b>285,906,093</b>	<b>850</b>

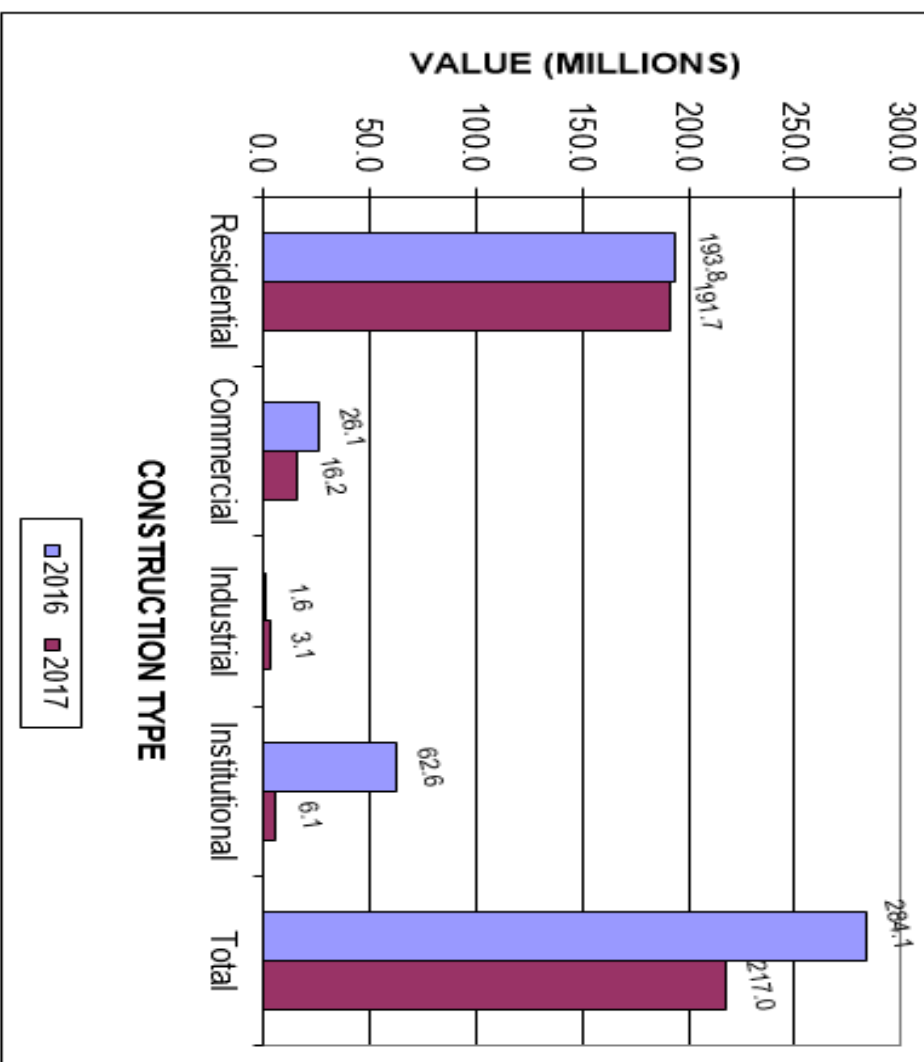
Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.

2) Mobile Signs are no longer reported.

### CONSTRUCTION VALUE OF BUILDING PERMITS MARCH 2017



### CONSTRUCTION VALUE OF BUILDING PERMITS JANUARY TO MARCH 2017



**City of London - Building Division  
Principal Permits Issued From March 01, 2017 to March 31, 2017**

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
	1030 Elias St	Alter-Clubs, Non Residential-Cm - Interior Alteration For Mezzanine In Climbing	0	200,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Is - Alteration To Music School Following Demoliti	0	1,750,000
York Development Highburyway North Center Inc.	1192 Highbury Ave N	Alter-Restaurant -Alter Interior For Tenant Fit-Up Of Firehouse Subs	0	450,000
Westhampion Group Inc C/O Sam Meddaoui	1195 Riverside Dr	Install-Townhouse - Condo-Install Site Services For Condo Development	0	280,000
Crich Holdings And Buildings Ltd	1255 Huron St 101	Alter-Apartment Building-Apt Alter For Plumbing Piping Repairs Frr/Fpo	0	136,000
Crich Holdings & Buildings Limited	1299 Huron St 101	Alter-Apartment Building-Apt Alter For Plumbing Piping Repairs Frr	0	136,000
Calloway Reit(London Nw) Inc	1365 Fanshawe Park Rd W	Alter-Retail Store-Alter Interior For Sleep Country , Renovation To E	0	250,000
	1452 Byron Baseline Rd 7	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd, Gfa 291.0 Sq.M. 2 Car	1	523,800
Cfr/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Add-Shopping Centre-Commercial Add To And Alter For Landlords Work On	0	5,500,000
Ironstone Building Company	1660 Dalmagary Rd AA	Erect-Townhouse - Condo-Erect 8 Units Townhouse Condo Block Aa, (Block 32)	8	1,860,000
Ironstone Building Company	1660 Dalmagary Rd AB	Erect-Townhouse - Condo-Erect 6 Units Townhouse Condo Block Ab, (Block 31)	6	1,400,000
Ironstone Building Company	1660 Dalmagary Rd Y	Erect-Townhouse - Condo-Erect 8 Units Townhouse Condo Block Y w/2 Car Gara	8	1,858,000
Ironstone Building Company	1660 Dalmagary Rd Z	Erect-Townhouse - Condo-Erect 6 Units Townhouse Condo Bldg Z ( Block 33,	6	1,394,400
Forest Park Homes ( Riverbend ) Ltd	2040 Shore Rd C	Install-Townhouse - Condo-Install - Foundation For Block C, Soils Report Req	0	500,000
Forest Park (Fanshawe Ridge) Limited	2040 Shore Rd D	Erect-Townhouse - Condo-Erect 4 Unit Condo - Building 'D', Dpns 42, 44, 4	4	833,600
Sunningdale Meadows (Domus) Inc.	2215 Callingham Dr G	Erect-Townhouse - Condo-Erect 4-Unit 2 Storey Condo Block, One Car Garages	4	1,216,600
8999872 Canada Ltd.	226 Dundas St	Alter-Apartment Building-Ra - Alter Interior For 2 Units.	0	120,000
Drewlo Holdings Inc.	250 South Carriage Rd	Erect-Apartment Building-Erect 12-Storey Apartment Building, 213 Units- 107	213	37,800,000
Town & Country Developments (2005) Inc	3025 Singleton Ave L	Erect-Townhouse - Condo-Erect 4- Unit Townhouse, Block L, Unit Numbers 74-	4	859,600
Town & Country Developments (2005) Inc	3025 Singleton Ave M	Erect-Townhouse - Condo-Erect 4-Unit Townhouse, Block M, Unit Numbers 66-7	4	859,600
2290874 Ontario Inc	3260 Singleton Ave	Install-Site Services-Install Site Services	0	1,961,196
1016747 Ontario Ltd	3270 Singleton Ave 10	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 1 Storey, 2 Car Garage, 3 Bedrooms,	1	211,260
M&M Home Construction Inc.	3270 Singleton Ave 46	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 4 Bedrooms,	1	352,800
2399974 Ontario Inc.	3967 Savoy St E	Erect-Townhouse - Condo-Erect 8 Unit Townhouse Block E Dpns 47, 49, 51,	8	1,595,370
Conseil Scolaire Viamonde	40 Hunt Club Dr	Alter-Schools Elementary, Kindergarten-Is- Interior Alter To Washrooms And Replacing Cell	0	500,000
Spoelstra North Moore Catering 2465841	449 Wharncliffe Rd S	Alter-Restaurant -Alter Interior To Add Bar To Restaurant	0	200,000
City Of London	531 Ridout St N	Add-Outdoor Patio-Add To Pavilion **Shell Only ? Misc. Metal Shop Dr	0	800,000
Canadian Commercial (645) Inc.	645 Richmond St	Alter-Restaurant -Cm - Interior Alterations To Existing Restaurant.	0	199,400
Drewlo Holdings Inc. Drewlo Holdings Inc	700 Garbaldi Ave	Erect-Apartment Building-Erect New 20 Unit Apartment Building Site Service	20	4,272,480
London City	725 Windemere Dr	Erect-Non-Residential Accessory Building-Erect Field House	0	250,000
London City	756 Windemere Rd	Alter-Retail Store-Alteration For Pet Adoption Centre.	0	150,000
Services For Assisted & Independent Living Limited	81 Base Line Rd W	Install-Apartment Building-Install Sprinklers Floors 1 - 6 And Penthouse. Frr	0	123,900
Clarica Life Insurance Company C/O	9 Grosvenor St	Alter-Apartment Building-Alter For Balcony And Exterior Wall Repairs Frr,	0	277,000
6965083 Canada Inc	905 Samia Rd AF	Erect-Townhouse - Rental -Erect 4 Unit Condo Freehold Townhouse Block YF.	4	929,600
1134594 Ontario Inc	905 Samia Rd F	Erect-Townhouse - Rental -Erect - 2 Storey Block 'F' Townhouse 6 Unit - Bloc	6	1,200,000
1134594 Ontario Inc	905 Samia Rd F	Erect-Townhouse - Rental -Erect - 2 Storey Block 'F' Townhouse 6 Unit - Bloc	6	1,200,000

Total Permits 35 Units 298 Value 70,950,606

**City of London - Building Division  
Principal Permits Issued From March 01, 2017 to March 31, 2017**

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
<b>Commercial building permits issued - subject to Development Charges under By-law C.P.-1496-244</b>				

CF/Realty Holdings Inc C/O Cadillac Fairview Corp				
Inc.)	Junction Climbing Centre (2373245 Ont.			
London City				

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