



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: May 8, 2017

RE: Monthly Report for April 2017

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

Permit Issuance

By the end of April, 1,228 permits had been issued with a construction value of approximately \$300.1 million, representing 882 new dwelling units. Compared to last year, this represents a 6.2% decrease in the number of permits, a 30.6% decrease in the construction value and a 22.3% decrease in the number of dwelling units.

To the end of April, the number of single and semi-detached dwellings issued was 319, which was a 31.3% increase over last year.

At the end of April, there were 786 applications in process, representing approximately \$285 million in construction value and an additional 285 dwelling units, compared with 464 applications having a construction value of \$318 million and an additional 318 dwelling units for the same period last year.

The rate of incoming applications for the month of April averaged out to 26.6 applications a day for a total of 480 in 18 working days. There were 126 permit applications to build 126 new single detached dwellings, 15 townhouse applications to build 28 units, of which 11 were cluster single dwelling units.

There were 352 permits issued in April totalling \$83.3 million including 203 new dwelling units.

Inspections

Building Inspectors received 2,072 inspection requests and conducted 2,817 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 282 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 1,106 inspection requests and conducted 1,287 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 257 inspections were conducted this month per inspector.

The provincially mandated time allowance to inspect called-in inspections within the allowed 48 hours was achieved 100% 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:cm
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 April 2017

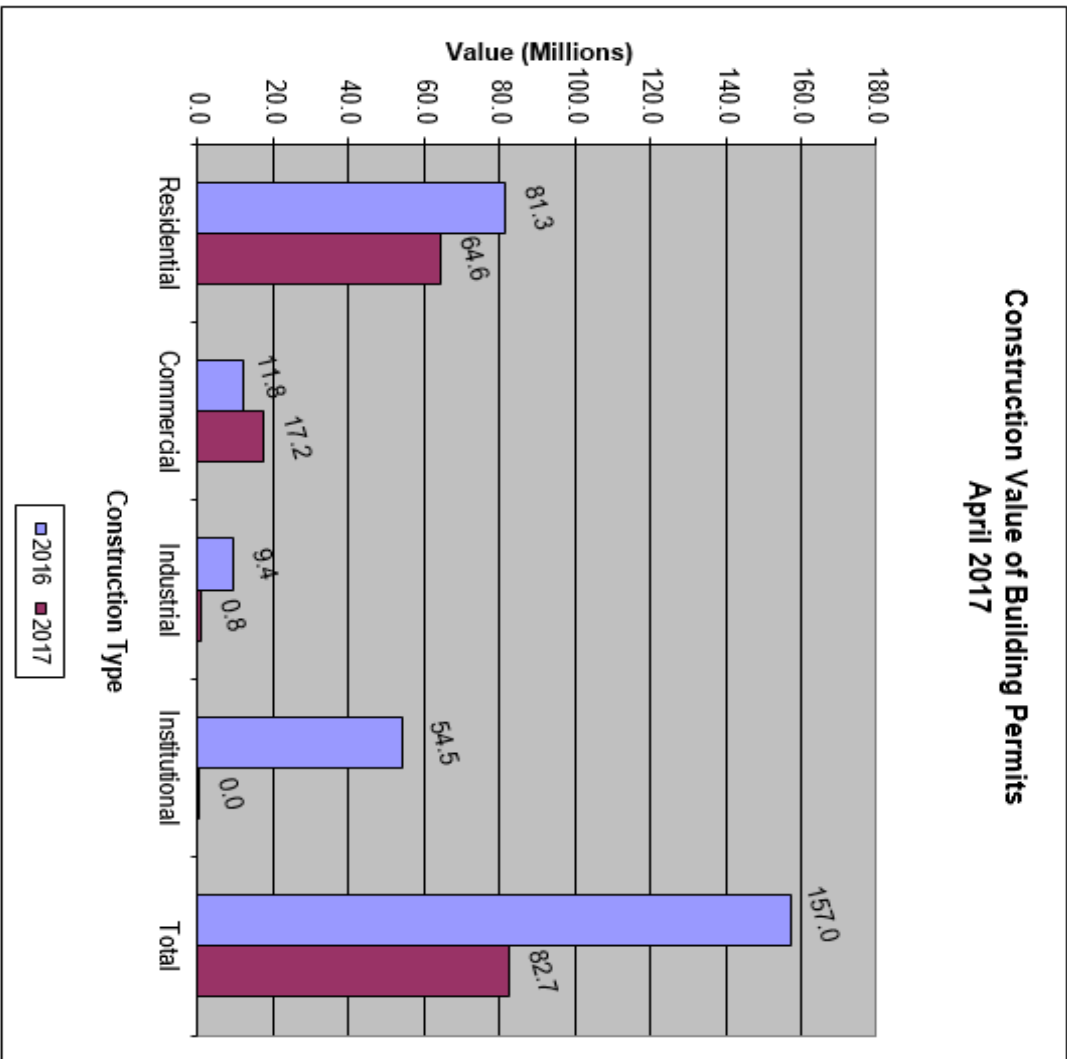
CLASSIFICATION	April 2017				to the end of April 2017				April 2016				to the end of April 2016			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	95	36,847,740	95	319	127,382,462	319	80	29,824,436	80	242	92,567,428	241	2	262,400	2	
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOWNHOUSES	26	18,238,510	77	65	53,628,540	228	22	8,769,516	27	41	19,139,326	70	41	137,436,240	816	
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	3	51,556,680	302	3	36,898,900	177	8	137,436,240	816	8	137,436,240	816	
RES-ALTER & ADDITIONS	131	9,542,473	31	449	23,773,295	33	163	5,815,765	1	484	25,730,678	5	3	1,795,000	0	
COMMERCIAL -ERECT	1	350	0	3	898,350	0	2	1,020,000	0	3	1,795,000	0	3	1,795,000	0	
COMMERCIAL - ADDITION	2	6,672,260	0	6	13,677,260	0	2	1,495,000	0	6	2,592,000	0	6	2,592,000	0	
COMMERCIAL - OTHER	24	10,494,800	0	100	18,746,000	0	47	9,327,012	1	166	33,543,662	1	166	33,543,662	1	
INDUSTRIAL -ERECT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INDUSTRIAL - ADDITION	1	707,400	0	5	2,770,585	0	1	150,000	0	2	1,078,700	0	2	1,078,700	0	
INDUSTRIAL - OTHER	6	132,250	0	22	1,174,200	0	8	9,258,060	0	18	9,918,060	0	18	9,918,060	0	
INSTITUTIONAL - ERECT	0	0	0	0	0	0	2	52,500,000	0	4	60,698,000	0	4	60,698,000	0	
INSTITUTIONAL - ADDITION	0	0	0	0	0	0	0	0	0	3	48,900,000	0	3	48,900,000	0	
INSTITUTIONAL - OTHER	2	45,000	0	28	6,122,600	0	13	1,978,750	0	46	7,465,350	0	46	7,465,350	0	
AGRICULTURE	1	200,000	0	1	200,000	0	0	0	0	2	1,306,820	0	2	1,306,820	0	
SWIMMING POOL FENCES	19	395,919	0	41	748,812	0	36	670,078	0	55	978,946	0	55	978,946	0	
ADMINISTRATIVE	12	21,900	0	37	248,900	0	15	59,000	0	41	260,000	0	41	260,000	0	
DEMOLITION	15	0	10	43	0	33	7	0	5	28	0	20	28	0	20	
SIGNS/CANOPY - CITY PROPERTY	1	0	0	14	0	0	4	0	0	11	0	0	11	0	0	
SIGNS/CANOPY - PRIVATE PROPERTY	16	0	0	92	0	0	70	0	0	148	0	0	148	0	0	
TOTALS	352	83,298,602	203	1,228	300,927,683	882	475	157,766,517	286	1,310	443,672,610	1,135	1,310	443,672,610	1,135	

- Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.
 2) Mobile Signs are no longer reported.
 3) Construction Values have been rounded up.

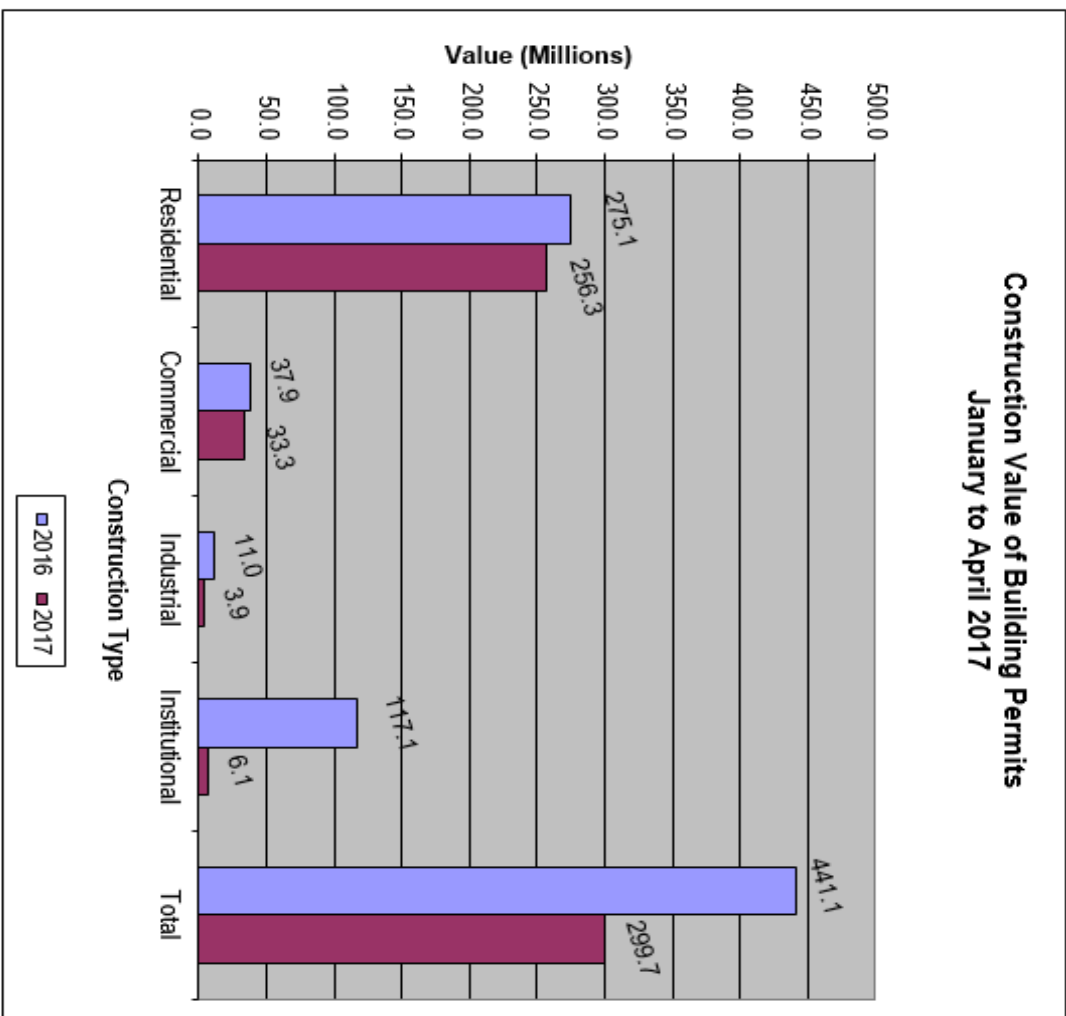
May 9, 2017

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Construction Value of Building Permits April 2017



Construction Value of Building Permits January to April 2017



**City of London - Building Division
Principal Permits Issued From April 01, 2017 to April 30, 2017**

Owner	Project Location	Proposed Work	No. Of Units	Constr Value	
	Rembrandt Developments	1061 Eagletrace Dr 162	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 4 Bedrooms,	1	367,000
	Rembrandt Developments	1061 Eagletrace Dr 171	Erect-Townhouse - Condo-Erect A Detached 2 Storey Townhouse 222.96 Sq.M.,	1	401,400
	Rembrandt Developments	1061 Eagletrace Dr 177	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 4 Bedrooms,	1	397,800
	White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter-Retail Store-Comm - Alter Interior And Exterior Of Walmart Store	0	5,466,000
	University Of Western Ontario-Board Of Governors	1125 Western Rd	Alter-Dormitory-Comm - Alter Servery In Perth Hall Ftr	0	700,000
	Sifton Properties Sifton Properties Limited	1170 Riverbend Rd	Install-Townhouse - Cluster Sdd-Install Site Services Conditional No Connect Unit	0	1,400,000
	Homestead Land Holdings Limite	1201 Richmond St	Alter-Apartment Building-Alter For Balcony Repair Ftr	0	382,400
	Sifton Properties Sifton Properties Limited	122 Woodholme Close	Erect-Street Townhouse - Condo-Erect New Sdd, 200.00 Sq.M. 1 Storey, 2 Car Garage	1	360,000
	Sifton Properties Sifton Properties Limited	1220 Riverbend Rd B	Erect-Townhouse - Condo-Erect A Residential Townhouse 8 Unit Building B.	8	1,702,600
	1106193 Ontario Limited	1257 Huron St 101	Alter-Apartment Building-Apt Alter - For Plumbing Piping Repairs Ftr	0	113,000
	Crich Holdings & Buildings Limited	1297 Huron St	Alter-Apartment Building-Apt Alter - For Plumbing Piping Repairs Ftr	0	113,000
	Oxbury Centre	1299 Oxford St E	Alter-Super Market-Cm - Alter Interior Of Existing Grocery Store*Subm	0	2,500,000
	Sifton Properties Sifton Properties Limited	1450 North Wenige Dr 1	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 4 Bedrooms,	1	450,000
	Hully Gully Limited	1705 Wharncliffe Rd S	Add-Motor Vehicle Show Room-Add New Showroom To Hully Gully - Frr/Fpo She	0	1,672,260
	Sifton Properties Sifton Properties Limited	1800 Sumac Way	Erect-Townhouse - Condo-Erect A Residential Townhouse Building- Erect New	3	521,040
	Auburn Homes Inc	1924 Cedarholow Blvd H	Erect-Townhouse - Condo-Erect 3-Unit 2 Storey Condo Townhouse Block 'H', D	3	637,200
	Ironstone Building Company	1960 Dalmagarry Rd AC	Erect-Townhouse - Condo-Erect 8 Units Townhouse Condo Block Ac, (Block 30)	8	1,857,800
	Ironstone Building Company	1960 Dalmagarry Rd AD	Erect-Townhouse - Condo-Erect 6 Units Townhouse Condo Block Ad, (Block 29)	6	1,400,000
	Forest Park (Fanshawe Ridge) Limited	2031 Pennyroyal St G	Erect-Townhouse - Condo-Erect 4 Units Townhouse, Bldg G - Dpn 35, 37, 39,	4	856,800
	Forest Park (Fanshawe Ridge) Limited	2040 Shore Rd M	Erect-Townhouse - Condo-Erect 4 Units Townhouse Block M, Units 49, 50,51,5	4	783,330
	Majesty Commercial Properties	206 Central Ave	Alter-Apartment Building-Alter Interior For Apartment And Office Shell Onl	0	150,000
	Homestead Land Holdings Limited	21 King St	Alter-Apartment Building-Alter For Balcony Repair. Ftr	0	274,700
	Sifton Properties Sifton Properties Limited	2120 Kains Rd	Install-Townhouse - Condo-Install Site Service For New Townhouse And Detach	0	1,383,670
	8999872 Canada Ltd	228 Dundas St	Alter-Apartment Building-Alter For Apartments Frr/Fpo	31	2,600,000
	Legacy Of Upper Richmond Village Inc	2290 Torrey Pines Way 26	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 1 Storey, 2 Car Garage, 3 B	1	288,000
	Graysstone Custom Homes Limited	2290 Torrey Pines Way 3	Erect-Townhouse - Cluster Sdd-Erect Single Detached Townhouse, 1 Storey, 2 Car G	1	302,400
	Legacy Of Upper Richmond Village Inc	2290 Torrey Pines Way 30	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 1 Storey, 2 Car Garage, 2 B	1	270,000
	Legacy Of Upper Richmond Village Inc	2290 Torrey Pines Way 7	Erect-Townhouse - Cluster Sdd-Erect Single Detached Townhouse, 1 Storey, 2 Car G	1	329,300
	Summit Properties	23 Partridge St	Add-Duplex-Ra - 2 Storey Addition And Renovation To 2 Storey	0	174,000
	Summit Properties	235 North Centre Rd	Alter-Offices-Cm - Interior Alteration For Doctor Office Unit 30	0	150,000
	Hanwha L&C Canada Inc	2860 Innovation Dr	Alter-Plant For Manufacturing-Interior Alterations For Locker/Washroom To Existi	0	118,000
	London Optimist Sports Centre	295 Rectory St W/S	Add-Arenas-Addition To Sport Centre Arena. Frr Fpo Foundati	0	5,000,000
	Town & Country Developments (2005) Inc	3025 Singleton Ave G	Erect-Townhouse - Condo-Erect 7 Units Townhouse Block G, Unit Numbers 114	7	1,205,400
	Dr. Oetker Canada Limited	3100 Nova Ct	Add-Food Processing Plant/Id - Addition To Dr Oetker, For Warehouse Storage	0	707,400
	Sunlight Heritage 828421 Ontario Inc	3270 Singleton Ave 17	Erect-Townhouse - Cluster Sdd-Erect New Sdd 2 Storey, 2 Car Garage, 3 Bedrooms,	1	288,000
	Sunlight Heritage 828421 Ontario Inc	3270 Singleton Ave 57	Erect-Townhouse - Cluster Sdd-Erect New Sdd 2 Storey, 2 Car Garage, 3 Bedrooms,	1	288,000
	Sunlight Heritage 828421 Ontario Inc	3560 Singleton Ave 1	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Bedroom, 2 Car Garage, 3 Bedroom,	1	276,800
	Homes (828421 Ontario Inc)	3560 Singleton Ave 43	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 3 Bedroom,	1	318,800

May 9 2017 9:1 AM

City of London - Building Division
Principal Permits Issued From April 01, 2017 to April 30, 2017

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Nlage Homes Inc.	3560 Singleton Ave 51	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 3 Bedroom,	1	276,840
	359 Horton St E	Alter-Offices-Comm- Alter To Reinforce And Insulate Roof Fr	0	110,000
	615 Fanshawe Park Rd W A	Alter-Retail Store-Comm- Alter Int. For Hearwell Bewell Store Area O	0	120,000
	690 Wonderland Rd N	Alter-Apartment Building-Alter For Balcony Repair. Fr	0	204,000
	700 York St	Alter-Offices-Cm - Alter Interior For Offices. **Permit Has Been	0	960,800
	850 Wellington Rd	Alter-Restaurant -Renovate Existing Building For New Tenants - To Be	0	126,000
	905 Samia Rd AE	Erect-Townhouse - Rental -Erect 4 Unit Condo Freehold Townhouse Block 'Ae'	4	930,000
	905 Samia Rd B	Erect-Townhouse - Rental -Erect 6 Unit Condo Freehold Townhouse Block 'B' U	6	1,400,000
	905 Samia Rd G	Erect-Townhouse - Rental -Erect 6 Unit Condo Freehold Townhouse Block 'G'	6	1,400,000
	905 Samia Rd R	Erect-Townhouse - Rental -Erect 4 Unit Condo Freehold Townhouse Block 'R' U	4	930,000
9188 Elviage Dr	Erect-Pole Barn-Ag - Erect Single Family Accessory Structure. Pole	0	200,000	
Total Permits	49	Units	108	Value 42,863,740

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

Owner

London Optimist Sports Centre
Hully Gully Limited

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