



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: August 22, 2017

RE: Monthly Report for July 2017

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

Permit Issuance

By the end of July, 2,939 permits had been issued with a construction value of approximately \$659 million, representing 1,667 new dwelling units. Compared to last year, this represents a 4.2% increase in the number of permits, a 14.1% decrease in the construction value and a 6% decrease in the number of dwelling units.

To the end of July, the number of single and semi-detached dwellings issued were 646, which was a 24.9% increase over last year.

At the end of July, there were 729 applications in process, representing approximately \$302 million in construction value and an additional 795 dwelling units, compared with 531 applications having a construction value of \$266 million and an additional 461 dwelling units for the same period last year.

The rate of incoming applications for the month of July averaged out to 24 applications a day for a total of 480 in 20 working days. There were 70 permit applications to build 70 new single detached dwellings, 18 townhouse applications to build 32 units, of which 14 were cluster single dwelling units.

There were 512 permits issued in July totalling \$128.5 million including 319 new dwelling units.

Inspections

BUILDING

Building Inspectors received 3,070 inspection requests and conducted 3,376 building related inspections. No inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 12 inspectors, an average of 338 inspections were conducted this month per inspector.

Based on the 3,070 requested inspections for the month, 79% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 1,266 inspection requests and conducted 1,376 plumbing related inspections. No inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5.5 inspectors, an average of 275 inspections were conducted this month per inspector.

Based on the 1,266 requested inspections for the month, 97% were achieved within the provincially mandated 48 hour time allowance.

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. Also, in other instances, inspections were prematurely booked, artificially increasing the number of deferred inspections.

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 July 2017

CLASSIFICATION	July 2017				to the end of July 2017				July 2016				to the end of July 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	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	75	33,809,805	75	646	266,690,383	646	92	37,260,286	92	516	199,800,904	515				
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	2	262,400	2				
TOWNHOUSES	30	19,574,129	73	159	123,556,095	514	12	7,629,990	35	88	53,151,062	225				
DUPLEX, TRIPLEX, QUAD, APT BLDG.	3	41,959,680	168	6	93,516,360	470	0	0	0	9	197,436,240	1,015				
RES.-ALTER & ADDITIONS	218	4,434,741	3	1127	44,687,024	37	198	8,667,968	1	1,063	46,460,804	16				
COMMERCIAL-ERECT	1	50,000	0	9	21,312,990	0	3	13,236,900	0	11	20,745,940	0				
COMMERCIAL-ADDITION	1	210,000	0	8	14,327,260	0	2	4,750,000	0	11	8,382,482	0				
COMMERCIAL-OTHER	22	9,284,000	0	202	44,539,220	0	47	10,621,990	0	327	65,645,256	1				
INDUSTRIAL-ERECT	0	0	0	2	3,537,720	0	0	0	0	1	1,500,000	0				
INDUSTRIAL-ADDITION	2	538,690	0	10	8,843,775	0	1	6,000	0	7	3,104,700	0				
INDUSTRIAL-OTHER	6	1,171,360	0	44	2,912,460	0	8	2,237,670	0	29	12,336,600	0				
INSTITUTIONAL-ERECT	2	14,300,000	0	2	14,300,000	0	0	0	0	4	60,698,000	0				
INSTITUTIONAL-ADDITION	0	0	0	1	1,200,000	0	2	22,500,000	0	6	73,200,000	0				
INSTITUTIONAL-OTHER	34	2,402,923	0	100	15,756,523	0	51	4,114,028	0	138	18,673,948	0				
AGRICULTURAL	0	0	0	1	200,000	0	1	110,000	0	5	3,241,820	0				
SWIMMING POOL FENCES	35	670,248	0	154	2,854,718	0	31	581,878	0	158	2,764,074	0				
ADMINISTRATIVE	26	67,900	0	123	723,875	0	27	60,250	0	133	468,425	0				
DEMOLITION	11	0	7	71	0	53	10	0	8	56	0	40				
SIGNS/CANOPY-CITY PROPERTY	1	0	0	20	0	0	0	0	0	16	0	0				
SIGNS/CANOPY-PRIVATE PROPERTY	45	0	0	254	0	0	28	0	0	241	0	0				
TOTALS	512	128,473,476	319	2,939	658,958,403.56	1,667	513	111,776,959	128	2,821	767,872,655	1,774				

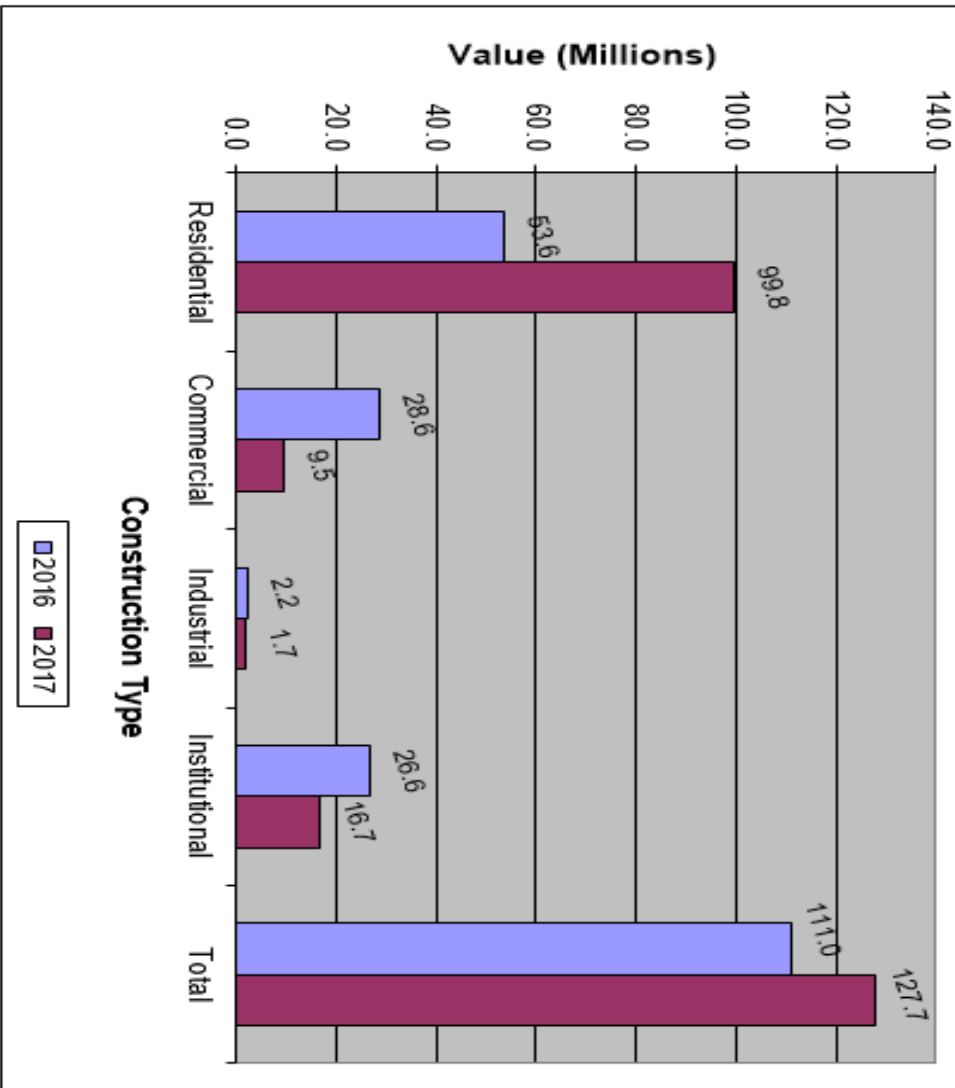
Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.

2) Mobile Signs are no longer reported.

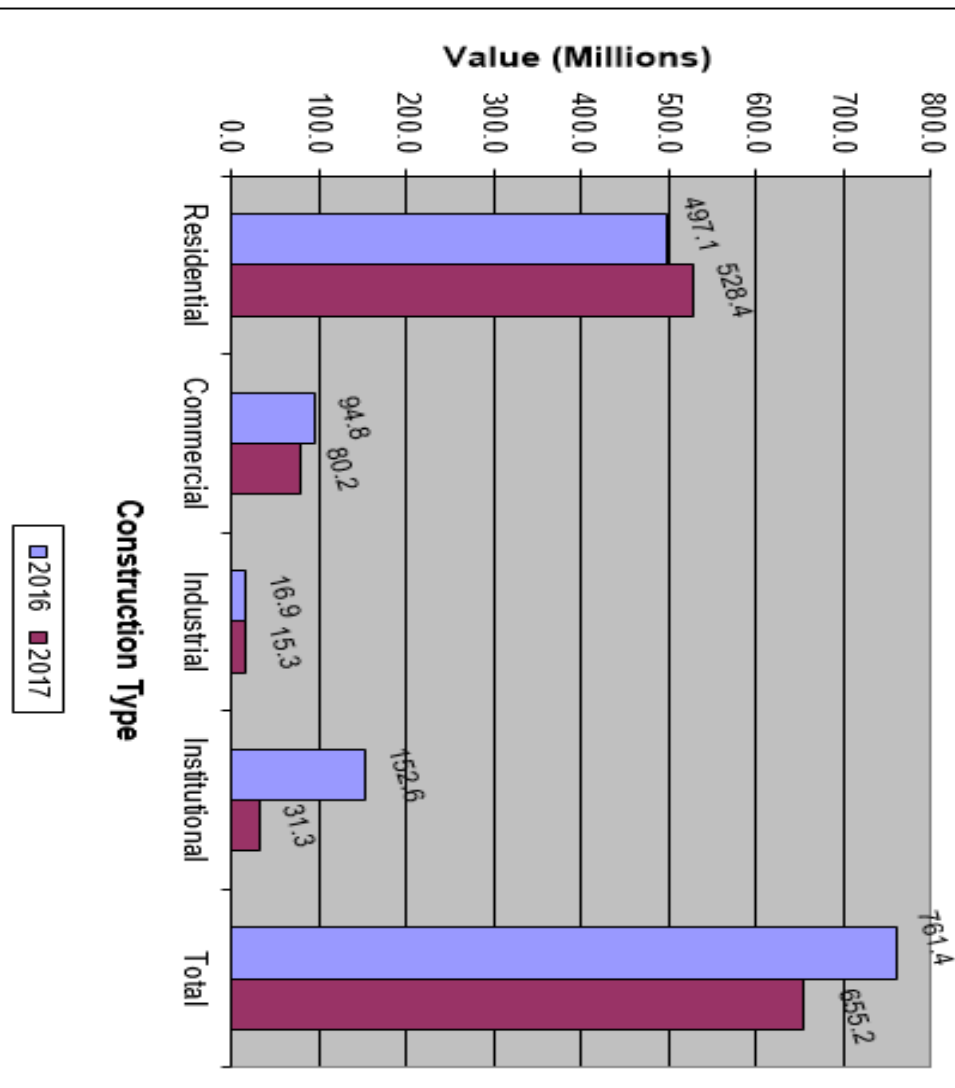
3) Construction Values have been rounded up.

August 16, 2017

Construction Value of Building Permits July



Construction Value of Building Permits January to July



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value	
Bsn London Corporation	100 Dundas St	Alter-Offices-Interior Alteration For Autodata Solutions - Tenan	0	1,800,000	
Thames Valley District School Board Thames Valley District School Board	1040 Hamilton Rd	Alter-Schools Elementary, Kindergarten-Is - Alter For New Boiler And Shaft	0	177,523	
	Rembrandt Developments (London) Inc	1061 Eagletrace Dr 168	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storeys, 2 Car Garage, 5	1	448,200
	Rembrandt Developments	1061 Eagletrace Dr 170	Erect-Townhouse - Cluster Sdd-Erect Sdd, 2storeys, 2 Car Garages, 4 Bedrooms, Un	1	442,260
	Rembrandt Developments (London) Inc	1061 Eagletrace Dr 172	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storeys, 2 Car Garage, 5	1	447,820
	Rembrandt Developments	1061 Eagletrace Dr 41	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 4 Bedrooms,	1	446,400
	Rembrandt Developments	1061 Eagletrace Dr 43	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 4 Bedrooms,	1	450,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-Restaurant -Renovation To Spoke Restaurant And Bar Confirm Si	0	2,500,000	
Tricar Properties Limited	1200 Commissioners Rd W	Erect-Apartment Building-Erect New 7 Storey Apartment Building. Foundation	128	33,415,200	
Sifton Properties Limited Sifton Properties Limited	1220 Riverbend Rd I	Erect-Townhouse - Condo-Erect New 6 Unit Condo Block I	6	1,093,000	
Columbia Sportswear Canada Lp	1400 Global Dr	Alter-Warehousing-Id - Interior Alterations For Warehousing - Minor	0	810,000	
The Board Of Governors (The University Of Western Ontario)	1421 Western Rd	Install-Research Centre-Install Water Service And Connect To Existing Fire	0	102,200	
Old Oak Properties Inc	148 Fullarton St	Alter-Offices-Cm - Interior Alter For New Office (Edc), Fpo Fr	0	125,000	
Ontario Infrastructure And Lands Corporation	1515 Cheapside St	Alter-Provincial Buildings-Institution - Alter For Sprinkler Upgrades.	0	250,000	
Fairview Corp	1680 Richmond St	Alter-Retail Store-Alter Interior Of Second Floor Space For Rec Room.	0	3,000,000	
C/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Shopping Centre-Comm - Alter Interior For Little Burgundy Store In	0	200,000	
Auburn Homes Inc	1924 Cedarhollo Bld C	Erect-Townhouse - Condo-Erect 3 Units Townhouse Condo Block C, (Block 123	3	638,600	
	Ironstone Building Company	1960 Dalmagarry Rd J	Erect-Townhouse - Condo-Erect 6 Units Townhouse Condo Block J, (Block 16)	6	1,585,000
	Ironstone Building Company	1960 Dalmagarry Rd K	Erect-Townhouse - Condo-Erect 5 Units Townhouse Condo Block K, (Block 14)	5	1,288,000
	Ironstone Building Company	1960 Dalmagarry Rd L	Erect-Townhouse - Condo-Erect 6 Units Townhouse Condo Block L, (Block 13)	6	1,534,400
Thames Valley District School Board Thames Valley District School Board	1990 Royal Cres	Alter-Schools Elementary, Kindergarten-Is - Alter Interior For New Classrooms	0	175,000	
Incorporated	Talisman Woods Housing Co-Operative	201 Marconi Blvd	Alter-Apartment Building-Ra - Alter For Balcony Repair And Privacy Fence Re	0	108,333
	Forest Park Homes (Riverbend) Ltd	2040 Shore Rd N	Erect-Townhouse - Condo-Erect 4 Units Condo Block - Foundation App# 17-015	4	962,780
	Rembrandt Developments	2081 Wallingford Ave 27	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 1 Storey, 2 Car Garage, 2 B	1	294,000
	Rembrandt Developments	2081 Wallingford Ave 29	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 1 Storey, 2 Car Garage, 2 B	1	294,000
Incorporated	Talisman Woods Housing Co-Operative	209 Marconi Blvd	Alter-Apartment Building-Ra - Alter For Balcony Repair And Privacy Fence Re	0	108,333
Incorporated	Talisman Woods Housing Co-Operative	217 Marconi Blvd	Alter-Apartment Building-Ra - Alter For Balcony Repair And Privacy Fence Re	0	108,333
Incorporated	Talisman Woods Housing Co-Operative	225 Marconi Blvd	Alter-Apartment Building-Ra - Alter For Balcony Repair And Privacy Fence Re	0	108,333
Auburn Homes Inc.	2250 Bur oak Dr N	Erect-Townhouse - Condo-Erect 4-Unit Townhouse Condo Block 'N', Dpns 91,93	4	847,200	
Legacy Of Upper Richmond Village Inc	2290 Torrey Pines Way 21	Erect-Townhouse - Cluster Sdd-Erect Sdd, 1 Storey, 2 Car Garages, 2 Bedroom, Fin	1	292,000	
Incorporated	Talisman Woods Housing Co-Operative	233 Marconi Blvd	Alter-Apartment Building-Ra - Alter For Balcony Repair And Privacy Fence Re	0	108,333
Drewlo Holdings Inc.	250 South Carriage Rd	Install-Site Services-Install Site Services	0	200,000	
Sifton Properties Limited Sifton Properties Limited	2619 Sheffield Blvd 15	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd 2 Storey Detached Condo 204.	1	367,200	

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Magnificent (1865512 Ont Inc)	2619 Sheffield Blvd 17	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd 2 Storey Detached Condo 194.	1	349,200
(1865512 Ont Inc)	2619 Sheffield Blvd 19	Erect-Townhouse - Cluster Sdd-Erect New 2 Storey, 2 Car Garage, 4 Bedrooms, Unfl	1	268,560
1865512 Inc 1865512 Ontario Inc	2619 Sheffield Blvd 5	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storey, 2 Car Garage, 4 B	1	365,400
Magnificent (1865512 Ont Inc) Magnificent Homes (1865512 Ont Inc)	2619 Sheffield Blvd 7	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storey, 2 Car Garage, 4 B	1	365,400
1865512 Inc 1865512 Ontario Inc	2619 Sheffield Blvd 9	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storey, 2 Car Garage, 4 B	1	367,900
Sifton Properties Limited Sifton Properties Limited	3270 Singleton Ave 32	Erect-Townhouse - Cluster Sdd-Erect Sdd 1 Storeys, 2 Car Garages, 2 Bedrooms, Pa	1	211,400
1016747 Ontario Limited	485 McCormick Blvd W/S	Add-Warehousing-Id - Add To Industrial Building, Fr	0	220,000
V3g Investments Corp.	567 Rosecliff Terr 4	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storeys, 2 Car Garage, 4	1	486,000
London City	613 Sovereign Rd	Add-Plant For Manufacturing-Id - Addition To Existing Industrial Building For	0	318,690
Thames Valley District School Board Thames Valley District School Board	617 Viscount Rd	Alter-Schools Elementary, Kindergarten-Alter - Interior For Barrier Free Upgrades, Fr Fp	0	650,000
2367698 Ontario Inc	639 York St	Alter-Warehousing-Ind. - Alt. Interior Of Data Centre Phase 1b Fr	0	300,000
Sab Realty Limited	655 Fanshawe Park Rd W	Add-Retail Plaza-Addition To A Catalogue Store, Fr Fpo	0	210,000
Management Board Secretariat	659 Exeter Rd	Erect-Provincial Buildings-Erect Generator Building For Opp Communication Cen	0	800,000
Management Board Secretariat	659 Exeter Rd	Erect-Provincial Buildings-Erect New Opp Communications Centre, Shell Only -	0	13,500,000
Thames Valley District School Board Thames Valley District School Board	660 Steeplechase Dr	Alter-Schools Elementary, Kindergarten-Alter Interior For Physiotherapy Room	0	150,000
Talu Properties Inc	680 Garibaldi Ave	Erect-Apartment Building-Erect New 20 Unit Apartment Building Shell Only ?	20	4,272,240
Talu Properties Inc	690 Garibaldi Ave	Erect-Apartment Building-Erect New 20 Unit Apartment Building Shell Only ?	20	4,272,240
	791 Killamey Rd	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sdd, Gfa 191.8 Sq.M. 2 Car Garage A	1	345,600
	807 Killamey Rd	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sdd, Gfa 191.8 Sq.M. 2 Car Garage A	1	343,000
	817 Killamey Rd	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sdd, Gfa 191.8 Sq.M. 2 Car Garage A	1	345,200
Choice Properties Ltd. C/O Cp Reit Ontario Properties Limited	825 Oxford St E	Alter-Super Market-Interior Renovation For Super Store, Fr Fpo She	0	1,200,000
1134594 Ont Inc. Developments O/A Rand Developments	905 Samia Rd H	Erect-Townhouse - Rental -Erect 6 Unit Condo Freehold Townhouse Block 'H', U	6	1,423,800
1134594 Ont Inc. Developments O/A Rand Developments	905 Samia Rd W	Erect-Townhouse - Rental -Erect 4 Unit Condo Freehold Townhouse Block 'W', U	4	929,600
1134594 Ont Inc. Developments O/A Rand Developments	905 Samia Rd X	Erect-Townhouse - Rental -Erect 4 Unit Condo Freehold Townhouse Block 'X', U	4	929,600
1134594 Ont Inc. Developments O/A Rand Developments	905 Samia Rd Y	Erect-Townhouse - Rental -Erect 6 Unit Condo Freehold Townhouse Block 'Y', U	6	1,412,609
Thames Valley District School Board Thames Valley District School Board	941 Viscount Rd	Install-Private School - Elementary-Domestic Water Piping Replacement	0	379,100

Total Permits 59 Units 241 Value 89,142,987

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

Permits_Issued_Greater_100000_Construction Value

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

Owner

Project Location

Proposed Work

No. Of
Units

Constr
Value

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

Sab Realty Limited

London City

Commercial permits regardless of construction value.