



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:** July 12, 2017

**RE:** **Monthly Report for June 2017**

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

### **Permit Issuance**

By the end of June, 2,427 permits had been issued with a construction value of approximately \$530.5 million, representing 1,348 new dwelling units. Compared to last year, this represents a 5.1% increase in the number of permits, a 19.5% increase in the construction value and a 18.45% increase in the number of dwelling units.

To the end of June, the number of single and semi-detached dwellings issued were 571, which was a 34.5% increase over last year.

At the end of June, there were 824 applications in process, representing approximately \$402 million in construction value and an additional 992 dwelling units, compared with 591 applications having a construction value of \$403 million and an additional 630 dwelling units for the same period last year.

The rate of incoming applications for the month of June averaged out to 29 applications a day for a total of 638 in 22 working days. There were 112 permit applications to build 112 new single detached dwellings, 23 townhouse applications to build 35 units, of which 19 were cluster single dwelling units.

There were 587 permits issued in June totalling \$116 million including 201 new dwelling units.

### **Inspections**

#### **BUILDING**

*Building Inspectors* received 2,782 inspection requests and conducted 3,595 building related inspections. No inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 9 inspectors, an average of 360 inspections were conducted this month per inspector.

Based on the 2,782 requested inspections for the month, 87% were achieved within the provincially mandated 48 hour time allowance.

#### **PLUMBING**

*Plumbing Inspectors* received 1,533 inspection requests and conducted 1,783 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 308 inspections were conducted this month per inspector.

Based on the 1,533 requested inspections for the month, 93% 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 June 2017

CLASSIFICATION	June 2017				to the end of June 2017				June 2016				to the end of June 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	104	44,549,014	104	571	232,880,578	571	96	37,549,048	96	424	162,540,618	423	0	0	0	
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	2	262,400	2	0	0	0	
TOWNHOUSES	37	24,107,820	96	129	103,981,966	441	22	19,883,306	87	77	47,187,072	197	0	0	0	
DUPLEX, TRIPLEX, QUAD, APT BLDG.	0	0	0	3	51,556,680	302	0	0	0	9	197,436,240	1,015	0	0	0	
RES.-ALTER & ADDITIONS	204	4,351,483	1	909	40,252,283	34	193	6,390,442	2	865	37,792,836	15	0	0	0	
COMMERCIAL-ERECT	4	19,836,640	0	8	21,262,990	0	3	3,052,840	0	8	7,509,040	0	0	0	0	
COMMERCIAL-ADDITION	1	440,000	0	7	14,117,260	0	2	720,482	0	9	3,632,482	0	0	0	0	
COMMERCIAL-OTHER	38	9,235,097	0	180	35,255,220	0	53	11,574,952	0	280	55,023,266	1	0	0	0	
INDUSTRIAL-ERECT	2	3,537,720	0	2	3,537,720	0	0	0	0	1	1,500,000	0	0	0	0	
INDUSTRIAL-ADDITION	1	3,955,500	0	8	8,305,085	0	3	1,644,000	0	6	3,098,700	0	0	0	0	
INDUSTRIAL-OTHER	11	133,000	0	38	1,741,100	0	1	58,870	0	21	10,098,930	0	0	0	0	
INSTITUTIONAL-ERECT	0	0	0	0	0	0	0	0	0	4	60,698,000	0	0	0	0	
INSTITUTIONAL-ADDITION	1	1,200,000	0	1	1,200,000	0	1	1,800,000	0	4	50,700,000	0	0	0	0	
INSTITUTIONAL-OTHER	23	3,556,100	0	66	13,353,600	0	23	3,675,400	0	87	14,559,920	0	0	0	0	
AGRICULTURAL	0	0	0	1	200,000	0	2	1,825,000	0	4	3,131,820	0	0	0	0	
SWIMMING POOL FENCES	41	713,386	0	119	2,184,470	0	41	691,766	0	127	2,182,196	0	0	0	0	
ADMINISTRATIVE	39	376,350	0	97	655,975	0	42	96,050	0	106	408,175	0	0	0	0	
DEMOLITION	9	0	7	60	0	46	6	0	3	46	0	32	0	0	0	
SIGNS/CANOPY-CITY PROPERTY	4	0	0	19	0	0	3	0	0	16	0	0	0	0	0	
SIGNS/CANOPY-PRIVATE PROPERTY	68	0	0	209	0	0	34	0	0	213	0	0	0	0	0	
<b>TOTALS</b>	<b>587</b>	<b>115,992,111</b>	<b>201</b>	<b>2,427</b>	<b>530,484,927</b>	<b>1,348</b>	<b>525</b>	<b>88,962,156</b>	<b>185</b>	<b>2,309</b>	<b>657,761,695</b>	<b>1,653</b>				

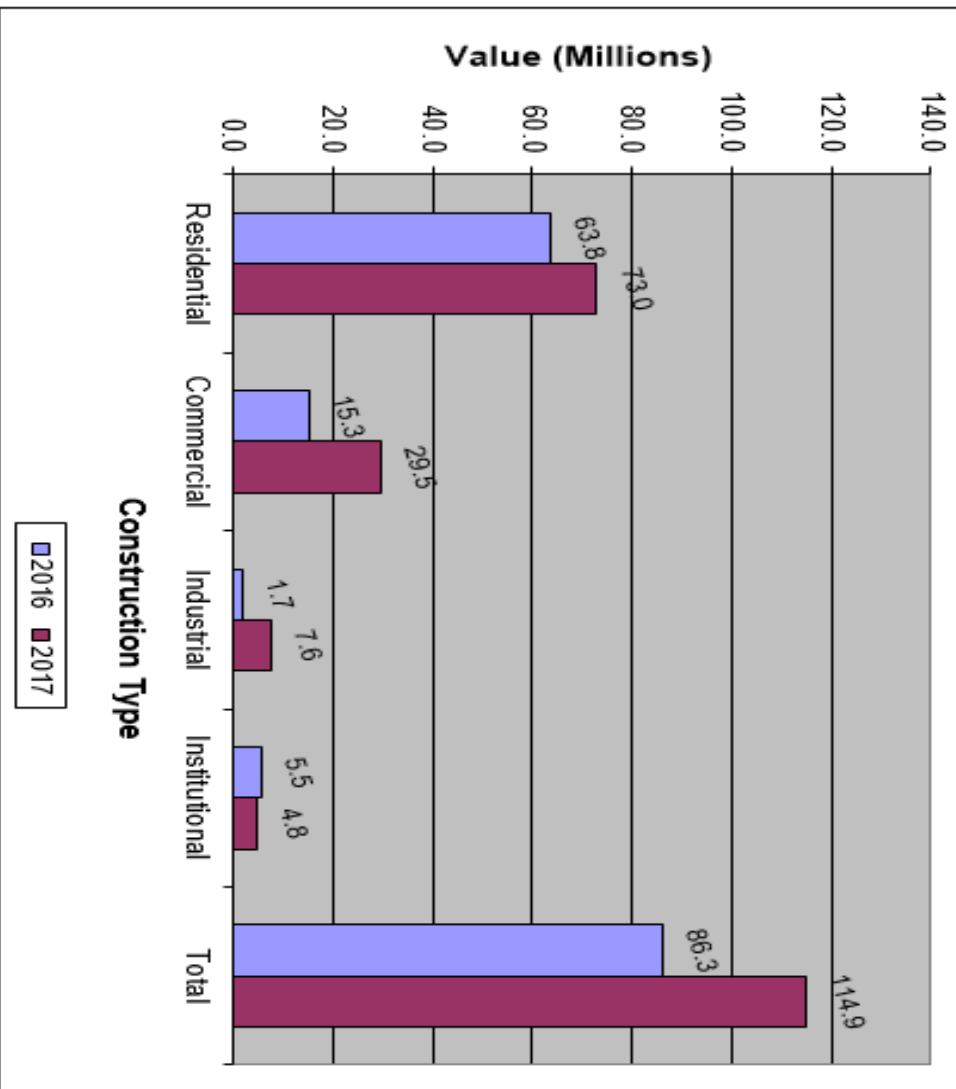
Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.

2) Mobile Signs are no longer reported.

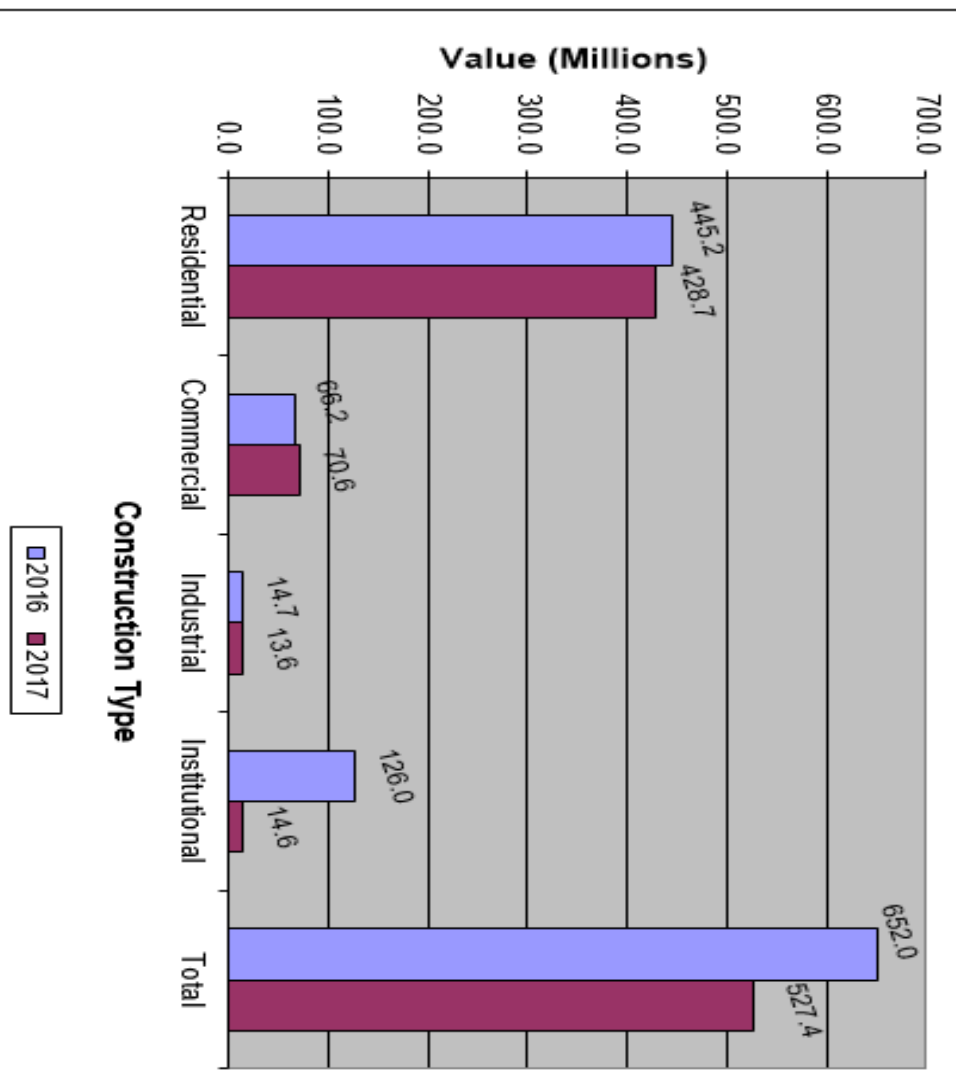
3) Construction Values have been rounded up.

July 17, 2017

### Construction Value of Building Permits June



### Construction Value of Building Permits January to June



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Bsn London Corporation	100 Dundas St	Alter-Offices-Alter - For Big Blue Bubble Office On Sixth Floor	0	315,000
Fanshawe College Technology Applied Arts & Technology	1001 Fanshawe College Blvd	Alter-Community College-Alter - Existing Offices. Frt Fpo	0	600,000
Claybar Developments Inc	1055 Fanshawe Park Rd W	Erect-Medical Offices-Erect Medical Bldg "Horizon". Frt Fpo Shell Only	0	10,483,400
Rembrandt Developments	1061 Eagletrace Dr 164	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storey, 2 Car Garage, 5 B	1	486,120
Rembrandt Developments	1061 Eagletrace Dr 166	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storey, 2 Car Garage, 4 B	1	448,000
Rembrandt Developments (London) Inc.	1061 Eagletrace Dr 39	Erect-Townhouse - Cluster Sdd-Erect Sdd, 2 Storeys, 2 Car Garages, 4 Bedrooms, U	1	448,200
Rembrandt Developments (London) Inc.	1061 Eagletrace Dr 45	Erect-Townhouse - Cluster Sdd-Erect Sdd, 2 Storeys, 2 Car Garages, 4 Bedrooms, U	1	442,300
London City	1119 Jaina Blvd 1	Alter-Municipal Buildings-Alter To Replace 3 Roof Top Air Conditioner Units	0	103,000
Ranbah Limited	1150 Wharmcliffe Rd S	Add-Warehousing-ld - Addition To Furniture Warehouse.	0	3,955,500
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Instit. - Alter To Upgrade Washrooms On Ground Flo	0	200,000
Westland Homes Westland Homes	117 Woodholme Pl	Erect-Townhouse - Condo-Erect New 1 Storey Sdd Townhouse Condo 209 Sq.M. W	1	426,200
Cassens Transport Ulc	1205 Green Valley Rd	Erect-Warehousing-Erect New Warehouse/ Office Building	0	2,534,400
Riverwood (London) Corp. C/O Harasym Homes Inc	1205 Riverside Dr 14	Erect-Street Townhouse - Condo-New 1 Storey Sdd 153.29 Sq.M. 2 Car Garage, 3 Bedr	1	308,700
Riverwood (London) Corp. C/O Harasym Homes Inc	1205 Riverside Dr 46	Erect-Townhouse - Cluster Sdd-Erect Sdd, 1 Storey, 2car Garages, 2bedrooms, Unfi	1	289,800
Riverwood (London) Corp. C/O Harasym Homes Inc	1205 Riverside Dr 6	Erect-Street Townhouse - Condo-New 1 Storey Sdd 149.3 Sq.M. 2 Car Garage, 3 Bedro	1	297,170
Thames Valley District School Board Thames Valley District School Board	125 Sherwood Forest Sq	Alter-Schools Elementary, Kindergarten-Interior Alteration To School For Child Minding Sp	0	350,000
The Huron University College	1349 Western Rd	Add-University-Institutional-- Add To And Alter Huron College Mai	0	1,200,000
Corporation				
2540068 Ontario Inc	14 Belleisle Ct	Erect-Warehousing-Erect New Industrial Building With Mezzanine. **Bu	0	1,003,320
Wonderland Commercial Centre Inc	1415 Beaverbrook Ave	Install-Site Services-Install Site Services	0	4,000,000
Moonhill Inc Moonhill Homes Inc	1450 North Wenige Dr 39	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2car Garage, 4 Bedrooms,	1	343,800
Thames Valley District School Board Thames Valley District School Board	1460 Stonebrook Cres	Alter-Schools Elementary, Kindergarten-Is - Washroom Renovations Frt	0	110,600
2541290 Ontario Inc	1462 Adelaide St N	Add-Medical Offices-Interior Alteration And Addition To Dentist Office	0	440,000
The Hampton Group Inc.	1515 Shore Rd 11	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 1 Storey, 2 Car Garage, 4 B	1	414,000
Auburn Homes Inc	1924 Cedarholloow Blvd D	Erect-Townhouse - Condo-Rt - Erect New 5 Unit Town House Block. Partially	5	1,059,100
Auburn Homes Inc	1924 Cedarholloow Blvd E	Erect-Townhouse - Condo-Erect 3 Units Townhouse Condo Block E, ( Block 123	3	638,600
Drewlo Holdings Inc.	1960 Dalmagary Rd M	Erect-Townhouse - Condo-Erect 5 Units Townhouse Condo Block M, ( Block 12	5	1,281,000
Drewlo Holdings Inc.	1960 Dalmagary Rd N	Erect-Townhouse - Condo-Erect 6 Units Townhouse Condo Block N, ( Block 11	6	1,534,400
Drewlo Holdings Inc.	1960 Dalmagary Rd R	Erect-Townhouse - Condo-Erect 4 Units Townhouse Condo Block R, ( Block 7 )	4	918,400
Calloway Reit (London N) Inc Canadian Property Holdings	1965 Hyde Park Rd	Alter-Retail Store-Interior Alteration For Mark'S Work Wearhouse. Frt	0	646,000
Forest Park (Fanshawe Ridge) Limited	2031 Pennyroyal St I	Erect-Townhouse - Condo-Erect 4 Unit Townhouse BIK I (Street Row) Dpn 14	4	977,060
Forest Park (Fanshawe Ridge) Limited	2040 Shore Rd C	Erect-Townhouse - Condo-Erect 4 Unit Condo Block, Unit 10, 11, 12, 13. Unf	4	755,860
Rembrandt Developments	2081 Wallingford Ave 31	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storey, 2 Car Garage, 3 B	1	432,500
Rembrandt Developments	2081 Wallingford Ave 33	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 1 Storey, 2 Car Garage, 3 B	1	282,990
Westland Homes Westland Homes	214 Delacourt Rd	Erect-Townhouse - Cluster Sdd-Erect Sdd, 1 Storey, 2 Car Garages, 4 Bedrooms, Pa	1	413,800
Dundas Pkwy Centre Inc	2263 Dundas St	Erect-Retail Plaza-Erect Shell Retail Building. Misc. Metal Shop Dr	0	658,000
Graystone Custom Homes Ltd. Graystone Custom Homes Ltd.	2290 Torrey Pines Way 27	Erect-Townhouse - Cluster Sdd-Erect A Residential Townhouse Building- Re: Dpn 2	1	292,680

Permits\_Issued\_Greater\_100000\_Construction value

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
White Oaks Developments	2946 Bateman Trail	Erect-Gymnasia-Erect Gymnasium & Cheer Gym Shell Only 2 Misc. Me	0	7,695,240
3 Frontenac Holdings Limited C/O Sterling Karamar Mgmt	3 Frontenac Rd	Alter-Apartment Building-Alter To Repair Balconies To Apartment Building	0	164,840
Town & Country Developments (2005) Inc	3025 Singleton Ave H	Erect-Townhouse - Condo-Erect 7-Unit Townhouse Block H, Unit Number 100-11	7	1,205,400
Town & Country Developments (2005) Inc	3025 Singleton Ave J	Erect-Townhouse - Condo-Erect 4- Units Townhouse, Block J, Unit Numbers 90	4	1,105,200
Forest Park (Fanshawe Ridge) Limited	3025 Singleton Ave K	Erect-Townhouse - Condo-Erect 4- Unit Townhouse Block K, Dpn Numbers 82, 8	4	859,600
Southside Construction	3090 Colonel Talbot Rd 1	Erect-Medical Offices-Cm- Erect Medical Building Shell. Frn Separate Per	0	1,000,000
Cwh(No.3) Lp	312 Oxford St W	Alter-Nursing Homes-Fire Alarm Upgrade In 312 And 314 Oxford St. W. Fr	0	180,000
London Health Association	339 Windermere Rd	Alter-Hospitals-Hospital - Alter Fluoroscopy Suite On Second Floor	0	1,100,000
Rembrandt Developments (Fanshawe)	3400 Castle Rock Pl H	Erect-Street Townhouse - Condo-Erect 4 Unit, Townhouse, W/ Attached Garages. Abov	4	825,800
Rembrandt Developments (Fanshawe)	3400 Castle Rock Pl I	Erect-Street Townhouse - Condo-Erect 6 Unit, Townhouse, W/ Attached Garages. Abov	6	1,172,904
Rembrandt Developments (Fanshawe)	3400 Castle Rock Pl K	Erect-Street Townhouse - Condo-Erect 6 Unit, Townhouse, W/ Attached Garages. Abov	6	1,069,466
Rembrandt Developments (Fanshawe)	3400 Castle Rock Pl M	Erect-Street Townhouse - Condo-Erect 5 Unit, Townhouse, W/ Attached Garages. Abov	5	892,711
L.F. Propco Holdings (Ontario) 31 Ltd.	355 Wellington St	Alter-Offices-Cm - Interior Alteration To Office For Digital Ext	0	866,800
Nuage Homes Inc.	3560 Singleton Ave 31	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 3 Bedroom,	1	340,880
Nuage Homes Inc.	3560 Singleton Ave 36	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 3 Bedroom,	1	276,800
5 Frontenac Holdings Limited C/O Sterling Karamar Mgmt	5 Frontenac Rd	Alter-Apartment Building-Alter To Repair Balconies To Apartment Building	0	164,840
Thames Valley District School Board	525 Dundas St	Alter-Schools Secondary, High, Jr. High-Instil- Alter To Replace Boilers System And Upgrad	0	105,000
Thames Valley District School Board	53 Frontenac Rd	Install-Schools Elementary, Kindergarten-Fire Alarm Upgrade And Emergency Lighting Upgrak	0	150,000
Sifton Properties Limited Sifton Properties Limited	555 Sunningdale Rd E A	Erect-Townhouse - Condo-Erect A Seven-Unit Residential Townhouse Building.	7	1,556,800
1822094 Ontario Inc	7091 Clayton Walk 6	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storey, 3 Car Garage, 3 B	1	566,300
733 Exeter Road Holdings Inc Trustee C/O Prime Real Estate	733 Exeter Rd	Alter-Offices-Interior Alter To Office	0	1,000,000
London Crossroads Centre Holdings Inc	765 Exeter Rd	Alter-Retail Store-Interior Alter To Existing Retail	0	221,297
	785 Killamey Rd	Erect-Townhouse - Cluster Sdd-Erect Sdd, 2 Storeys, 4 Bedrooms, 2 Car Garages, U	1	372,600
	797 Killamey Rd	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 4 Bedrooms,	1	372,600
	801 Killamey Rd	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sdd, Gfa 191.8 Sq.M, 2 Car Garage A	1	345,600
	811 Killamey Rd	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sdd, Gfa 171.8 Sq.M, 2 Car Garage A	1	309,240
	821 Killamey Rd	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 4 Bedrooms,	1	345,240
London Board Of Education School Board	84 Bow St	Instal-Schools Elementary, Kindergarten-Fire Alarm And Emergency Lighting Upgrade. Frr Fp	0	120,000
Southside Group Southside Group	940 Wharmcliffe Rd S	Alter-Retail Store And Warehouse-Interior Alter For Rv Sales And Service	0	945,000
West Park Baptist Church Corporation	955 Gainsborough Rd	Alter-Churches-Is - Alter 2nd Floor For New Classroom Meeting Roo	0	400,000
Southside Construction Management Limited	956 Wharmcliffe Rd S	Alter-Automobile Sales & Service-Interior Alter - Auto Sales	0	296,000
Corporation London Corporation Of The City Of London	99 Dundas St	Install-Tent-Install Mobile Inflatable Dome For Film June 30 To	0	285,000

Permits Issued Greater 100000 Construction value

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

Owner	Total Permits	Units	Value	Project Location	Proposed Work	No. Of Units	Constr Value
	68	96	65,401,058				

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

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

2541290 Ontario Inc
White Oaks Developments
Southside Construction
Claybar Developments Inc
Dundas Pkwy Centre Inc

*Commercial permits regardless of construction value.*