

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: September 19, 2017

RE: Monthly Report for August 2017

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

Permit Issuance

By the end of August, 3,482 permits had been issued with a construction value of approximately \$844.5 million, representing 1,968 new dwelling units. Compared to last year, this represents a 7.0% increase in the number of permits, a 12.2% decrease in the construction value and a 3.0% decrease in the number of dwelling units.

To the end of August, the number of single and semi-detached dwellings issued were 742, which was a 27.3% increase over last year.

At the end of August, there were 741 applications in process, representing approximately \$212 million in construction value and an additional 490 dwelling units, compared with 518 applications having a construction value of \$280 million and an additional 688 dwelling units for the same period last year.

The rate of incoming applications for the month of August averaged out to 23.7 applications a day for a total of 523 in 22 working days. There were 88 permit applications to build 88 new single detached dwellings, 14 townhouse applications to build 39 units, of which 9 were cluster single dwelling units.

There were 542 permits issued in August totalling \$185.5 million including 300 new dwelling units.

Inspections

BUILDING

Building Inspectors received 3,275 inspection requests and conducted 3,896 building related inspections. No inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 11 inspectors, an average of 349 inspections were conducted this month per inspector.

Based on the 3,275 requested inspections for the month, 83% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 1,435 inspection requests and conducted 1,743 plumbing related inspections. No inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 291 inspections were conducted this month per inspector.

Based on the 1,435 requested inspections for the month, 96% 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 August 2017

CLASSIFICATION	August 2017		to the end of August 2017		August 2016		to the end of August 2016	
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE
SINGLE DETACHED DWELLINGS	95	36,881,456	95	36,881,456	742	303,571,839	742	303,571,839
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0
TOWNHOUSES	21	15,034,694	59	15,034,694	180	138,590,789	573	138,590,789
DUPLEX, TRIPLEX, QUAD, APT BLDG.	1	38,204,100	142	38,204,100	7	131,720,460	612	131,720,460
RESALTER & ADDITIONS	248	5,192,663	3	5,192,663	1,375	49,889,687	40	49,889,687
COMMERCIAL-ERECT	3	7,884,160	0	7,884,160	12	29,197,150	0	29,197,150
COMMERCIAL-ADDITION	1	400,000	0	400,000	9	14,727,260	0	14,727,260
COMMERCIAL-OTHER	42	18,636,940	0	18,636,940	244	63,176,160	0	63,176,160
INDUSTRIAL-ERECT	0	0	0	0	2	3,537,720	0	3,537,720
INDUSTRIAL-ADDITION	2	5,456,700	0	5,456,700	12	14,300,475	0	14,300,475
INDUSTRIAL-OTHER	3	115,200	0	115,200	47	3,027,660	0	3,027,660
INSTITUTIONAL-ERECT	1	56,157,500	0	56,157,500	3	70,457,500	0	70,457,500
INSTITUTIONAL-ADDITION	0	0	0	0	1	1,200,000	0	1,200,000
INSTITUTIONAL-OTHER	16	782,800	0	782,800	116	16,539,323	0	16,539,323
AGRICULTURAL	0	0	0	0	1	200,000	0	200,000
SWIMMING POOL FENCES	32	728,692	0	728,692	186	3,583,410	0	3,583,410
ADMINISTRATIVE	11	19,050	0	19,050	134	742,925	0	742,925
DEMOLITION	2	0	0	0	73	0	53	0
SIGNS/CANOPY-CITY PROPERTY	11	0	0	0	31	0	0	0
SIGNS/CANOPY-PRIVATE PROPERTY	53	0	0	0	307	0	0	0
TOTALS	542	185,493,955	299	185,493,955	3,482	844,462,359	1,967	844,462,359

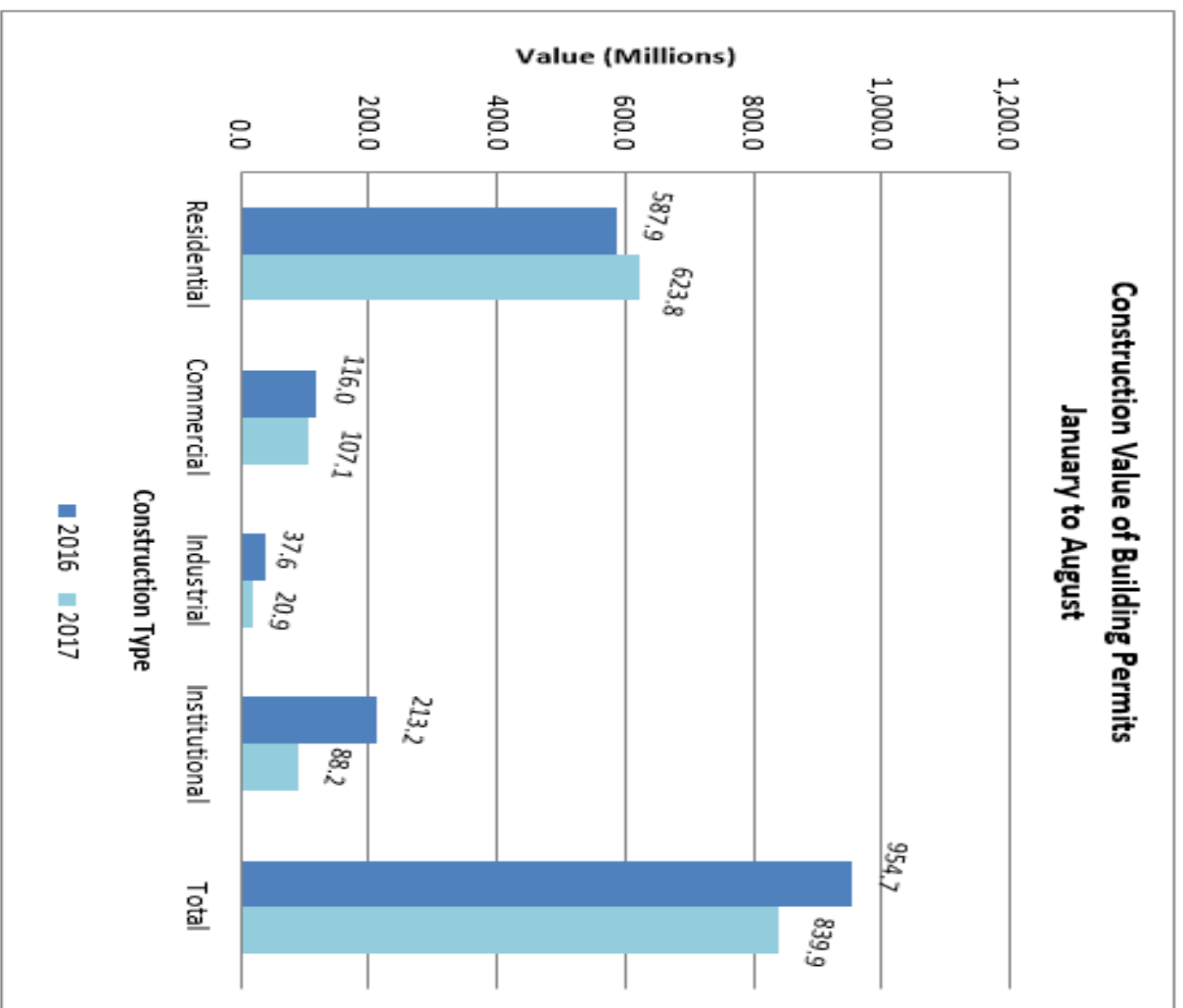
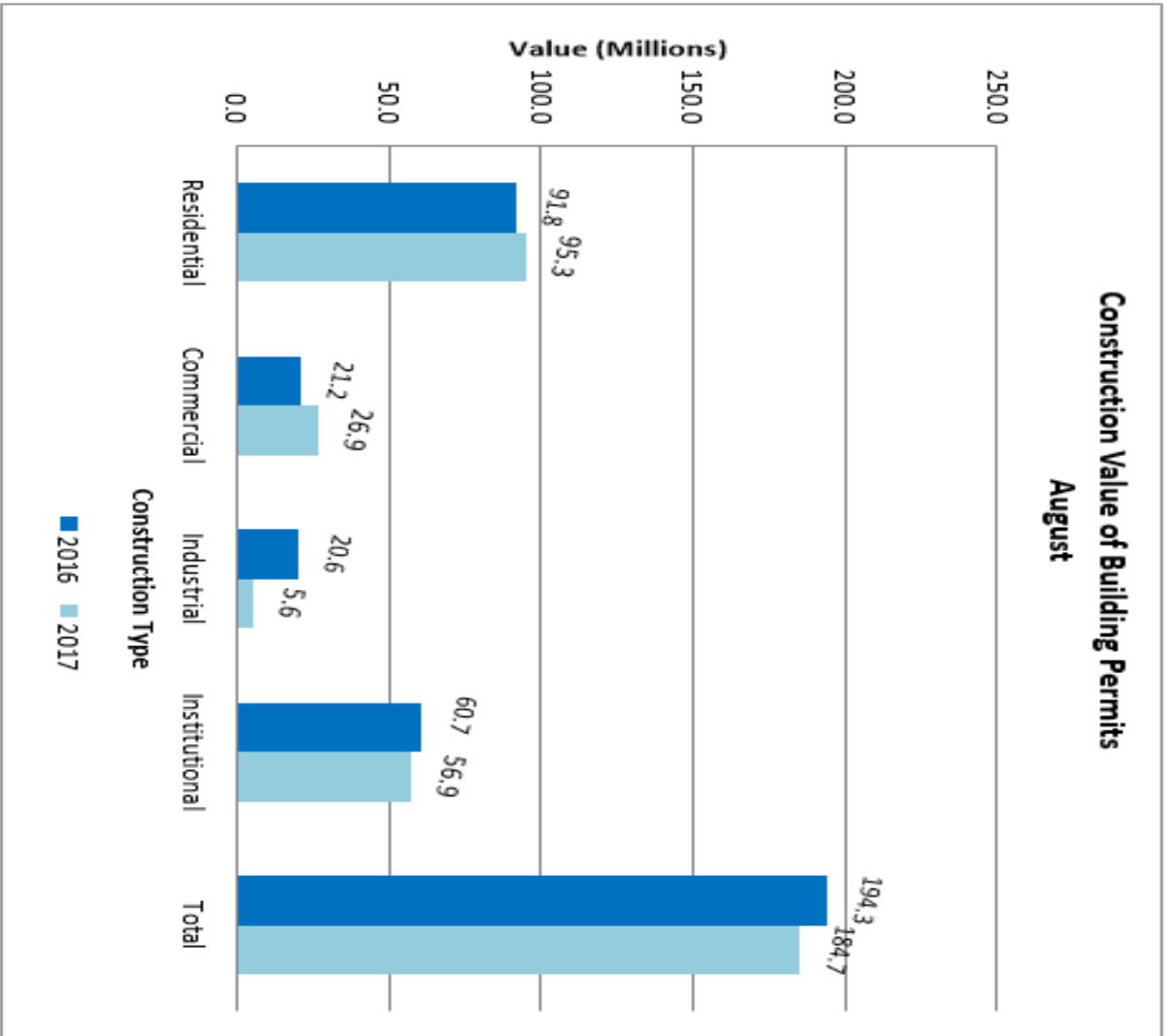
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Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.

2) Mobile Signs are no longer reported.

3) Construction Values have been rounded up

September 14, 2017



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Cargill Value Added Meats- Canada	10 Cuddy Blvd	Add-Food Processing Plant-Add - Addition To Existing Poultry Processing Plan	0	2,903,400
Rembrandt Developments (London) Inc.	1061 Eagletrace Dr 169	Erect-Townhouse - Cluster Sdd-Erect- Rt- 2 Storey, 2 Car Garage, 4 Bedroom, Unfi	1	347,652
Rembrandt Developments (London) Inc.	1061 Eagletrace Dr 179	Erect-Townhouse - Cluster Sdd-Erect- Rt- 2 Storey, 2 Car Garage, 4 Bedroom, Un	1	447,822
Rembrandt Developments (London) Inc.	1061 Eagletrace Dr 181	Erect-Townhouse - Cluster Sdd-Erect- Rt- 2 Storey, 2 Car Garage, 4 Bedroom, Un	1	446,400
Cibc	1080 Adelaide St N	Alter-Financial Institution-Alter Interior Of Cibc Bank Fr	0	150,000
Jongsma Inns Limited	1080 Wellington Rd	Alter-Retail Store-Comm. - Alter Interior Of Best Buy Store.	0	800,000
Pond Mills Square Realty Inc C/O	1200 Commissioners Rd E	Alter-Offices-Alter Interior For Windley Ely Offices Fr/Fpo	0	700,000
Romspen Asset Corp	1220 Riverbend Rd F	Erect-Townhouse - Condo-Erect A Residential Townhouse Building- 8 Unit Tow	8	1,701,000
Sifton Properties Limited	1371 Beaverbrook Ave	Erect-Retail Plaza-Erect Shell Commercial Plaza (Retail And Restaura	0	1,620,000
Wonderland Commercial Centre Inc	1375 Beaverbrook Ave	Erect-Offices-Erect Shell Retail Building (Retail) With Medical	0	1,400,000
Sifton Properties Limited	1450 North Wenge Dr 5	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storeys, 2 Car Garage, 4	1	0
Sifton Properties Limited	1611 Ed Ervasti Lane	Erect-Townhouse - Cluster Sdd-Erect 1 Storey, 2 Car Garage, 2 Bedrooms, Unfinish	1	433,800
Boardwalk Rental Communities	165 Emery St W 102	Alter-Apartment Building-Alter - Balcony Repair. Fr	0	180,000
C/Realty Holdings Inc C/O Cadillac	1680 Richmond St	Alter-Retail Store-Comm. - Alter Int For Garage Store In Unit L018a	0	250,000
Fairview Corp	169 Wharmcliffe Rd S	Alter-Restaurant -Interior Alter For Storm Stayed Brewery Unit 8-9	0	345,000
Boardwalk Rental Communities	175 Emery St W 102	Alter-Apartment Building-Alter - Balcony Repair. Fr	0	180,000
London Club London Club Ltd	177 Queens Ave	Alter-Restaurant -Alter Interior To Renovate Kitchen And Bar Area, M	0	174,000
Drewlo Holdings Inc.	1960 Dalmagary Rd G	Erect-Townhouse - Condo-Erect 5 Units Townhouse Condo Block G, (Block 18)	5	1,255,800
Drewlo Holdings Inc.	1960 Dalmagary Rd I	Erect-Townhouse - Condo-Erect 5 Units Townhouse Condo Block I, (Block 15)	5	1,255,800
Drewlo Holdings Inc.	1960 Dalmagary Rd O	Erect-Townhouse - Condo-Erect 6 Units Townhouse Condo Block O, (Block 10	6	1,534,400
Drewlo Holdings Inc.	1960 Dalmagary Rd P	Erect-Townhouse - Condo-Erect 6 Units Townhouse Condo Block P, (Block 9)	6	1,534,400
1904812 Ontario Limited	200 Villagewalk Blvd	Erect-Offices-Erect 4 Storey Shell For Office Building Fr/Fpo.	0	4,864,160
1510203 Ontario Limited C/O 1483310 Ontario Limited	229 Horton St E	Add-Retail Store And Warehouse-Addition And Renovation Of Commercial Building Fr	0	400,000
Legacy Of Upper Richmond Village Inc.	2290 Torrey Pines Way 2	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sdd. Gfa 152.0 Sq.M. 2 Car Garage A	1	273,600
Legacy Of Upper Richmond Village Inc.	2290 Torrey Pines Way 29	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sdd. Gfa 163.0 Sq.M. 2 Car Garage A	1	293,400
Sifton Properties Limited	255 Queens Ave	Alter-Office Complex (Retail/Office)-Cm - Interior Alt. To Existing Office Building (9t	0	1,400,000
Magnificent (1865512 Ont Inc) Magnificent Homes	2619 Sheffield Blvd 1	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storey, 2 Car Garage, 4 B	1	349,900
Magnificent (1865512 Ont Inc)	2619 Sheffield Blvd 11	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storey, 2 Car Garage, 4 B	1	350,000
Magnificent (1865512 Ont Inc)	2619 Sheffield Blvd 21	Erect-Townhouse - Cluster Sdd-Erect, Sdd, 2 Storeys, 1 Car Garage, 4 Bedroom, Un	1	364,500
Magnificent (1865512 Ont Inc) Magnificent Homes	2619 Sheffield Blvd 3	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storey, 2 Car Garage, 4 B	1	368,000
Magnificent (1865512 Ont Inc)	2825 Tokala Trail	Erect-Care Facility-Erect Senior Home: Nursing Home With 164 Beds And	0	56,157,500
Limited Partnership	3090 Colonel Talbot Rd 1	Alter-Medical Offices-Cm - Interior Alteration For Medical Clinic Shel	0	452,400
Ww Hotels (London) Company	325 Dundas St	Install-Hotel-Commercial Building - Plumbing Installation - Hotel	0	10,000,000

Permits Issued Greater 100000 Construction value

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Sifton Properties Limited	Sifton Properties Limited 3270 Singleton Ave 19	Erect-Townhouse - Cluster Sdd-Erect Sdd, 2 Storeys, 1car Garage, 3 Bedrooms, Unf	1	259,020
Tricar	330 Ridout St N	Alter-Office And Storage-Alter Interior For Optometry Office - Unit 101 On	0	250,000
London Health Association	339 Windemere Rd	Alter-Hospitals-Interior Alter - Pharmacy Clean Room On Level 1, U	0	300,000
The London Art Gallery Board	421 Ridout St N	Alter-Art Galleries-Alteration To Interior Of Gallery To Add Mezzanine	0	2,000,000
Presbyterian Westmount Church Trustees	521 Village Green Ave	Install-Churches-Install - Expand Storm Sewer To Resolve Flooding	0	120,000
2403290 Ontario Ltd	545 Fanshawe Park Rd W	Erect-Apartment Building-Apt - Erect 16 Storey 142 Unit Apartment Building	142	38,204,100
Sifton Properties Limited	Sifton Properties Limited 555 Sunningdale Rd E E	Erect-Townhouse - Condo-Erect 5 Unit Townhouse Block 'E' - Dpns 1, 3, 5,	5	1,030,000
United Parcel Service Canada Ltd	60 Midpark Rd	Add-Freight Depots-Addition To Ups Facility And Alteration To Office	0	2,553,300
Fcr Property Mgmt	615 Fanshawe Park Rd W A	Alter-Restaurant <= 30 People-Comm. - Alter Interior Of Existing Starbucks Fir	0	250,000
Pratola Enterprises Limited	725 Notre Dame Dr	Alter-Clubs, Non Residential-Alter Interior For Dance/Fitness Studio. Issued T	0	275,000
Aaron Construction Limited	767 Second St	Alter-Apartment Building-Garage Repair	0	253,141
1216571 Ontario Limited	849 Wonderland Rd S	Alter-Restaurant -Interior Alter For Domino's Pizza	0	450,000
Canadian Commercial (850) Inc. C/O Soul Restaurants	850 Wellington Rd	Alter-Restaurant -Alter, Interior Alteration For Starbucks	0	250,000
Canada				
1134594 Ont Inc. Developments	1134594 Ontario Inc. 905 Samia Rd AB	Erect-Townhouse - Rental -Erect 4 Unit Condo Freehold Townhouse Block 'A'	4	929,600
O/A Rand Developments				
1134594 Ont Inc. Developments	1134594 Ontario Inc. 905 Samia Rd AC	Erect-Townhouse - Rental -Erect 4 Unit Condo Freehold Townhouse Block 'A'	4	930,000
O/A Rand Developments				
1134594 Ont Inc. Developments	1134594 Ontario Inc. 905 Samia Rd AD	Erect-Townhouse - Rental -Erect 4 Unit Condo Freehold Townhouse Block 'A'	4	929,600
O/A Rand Developments				
	Total Permits	49	Units	201
		Value		141,916,695

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

1510203 Ontario Limited C/O 1483310 Ontario Limited
1904812 Ontario Limited
Wonderland Commercial Centre Inc

Commercial permits regardless of construction value.