



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:** October 16, 2017

**RE: Monthly Report for September 2017**

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

### **Permit Issuance**

By the end of September, 3,887 permits had been issued with a construction value of approximately \$919.6 million, representing 2,104 new dwelling units. Compared to last year, this represents a 5.8% increase in the number of permits, an 11.5% decrease in the construction value and a 2.95% decrease in the number of dwelling units.

To the end of September, the number of single and semi-detached dwellings issued were 826, which was a 25% increase over last year.

At the end of September, there were 765 applications in process, representing approximately \$230 million in construction value and an additional 553 dwelling units, compared with 592 applications having a construction value of \$312 million and an additional 768 dwelling units for the same period last year.

The rate of incoming applications for the month of September averaged out to 19.6 applications a day for a total of 393 in 20 working days. There were 68 permit applications to build 68 new single detached dwellings, 30 townhouse applications to build 81 units, of which 19 were cluster single dwelling units.

There were 405 permits issued in September totalling \$75.4 million including 137 new dwelling units.

### **Inspections**

#### **BUILDING**

*Building Inspectors* received 2,918 inspection requests and conducted 3,385 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 282 inspections were conducted this month per inspector.

Based on the 2,918 requested inspections for the month, 84% were achieved within the provincially mandated 48 hour time allowance.

#### **PLUMBING**

*Plumbing Inspectors* received 1,216 inspection requests and conducted 1,550 plumbing related inspections. An additional 3 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 258 inspections were conducted this month per inspector.

Based on the 1,216 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: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 SEPTEMBER 2017

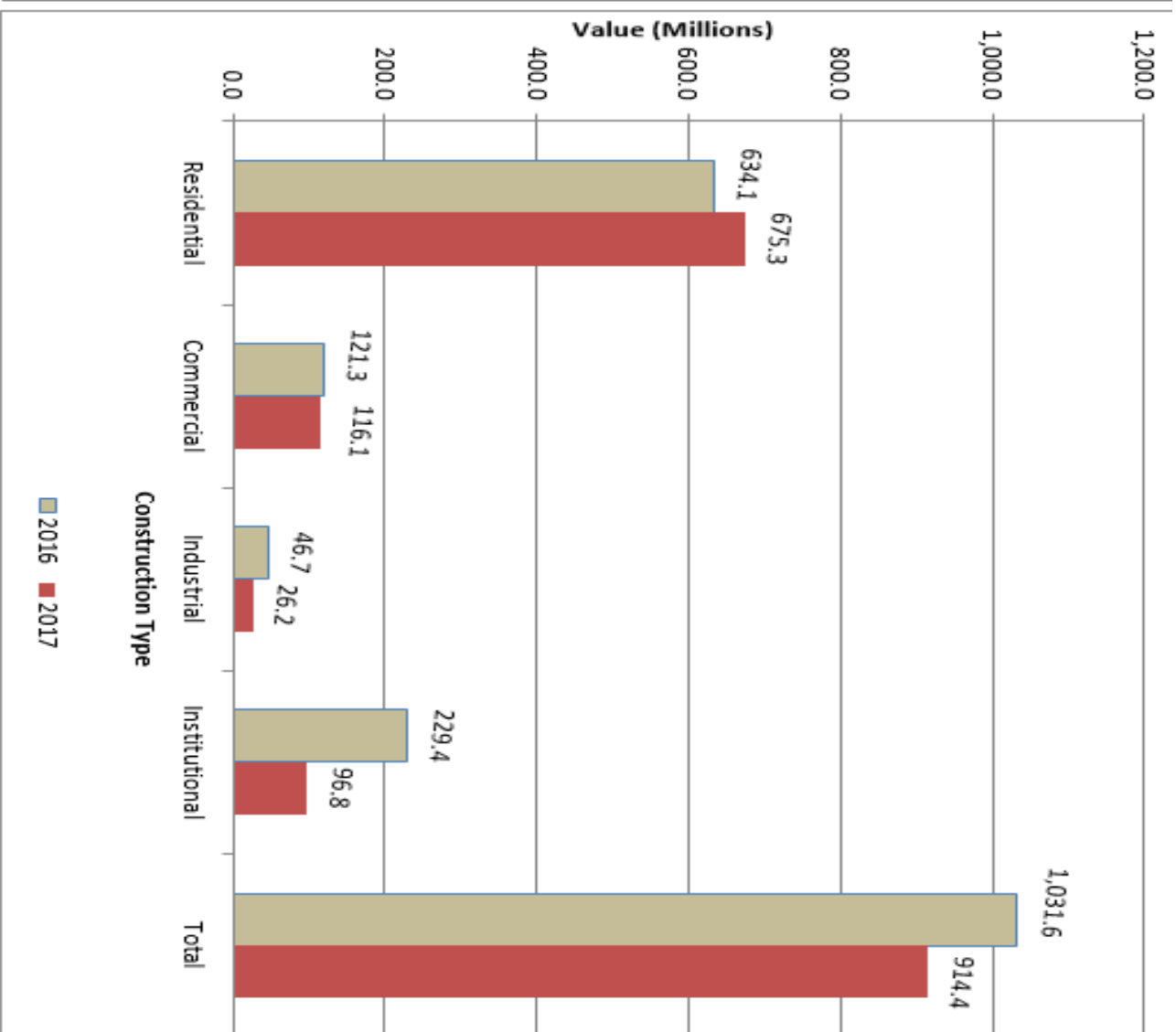
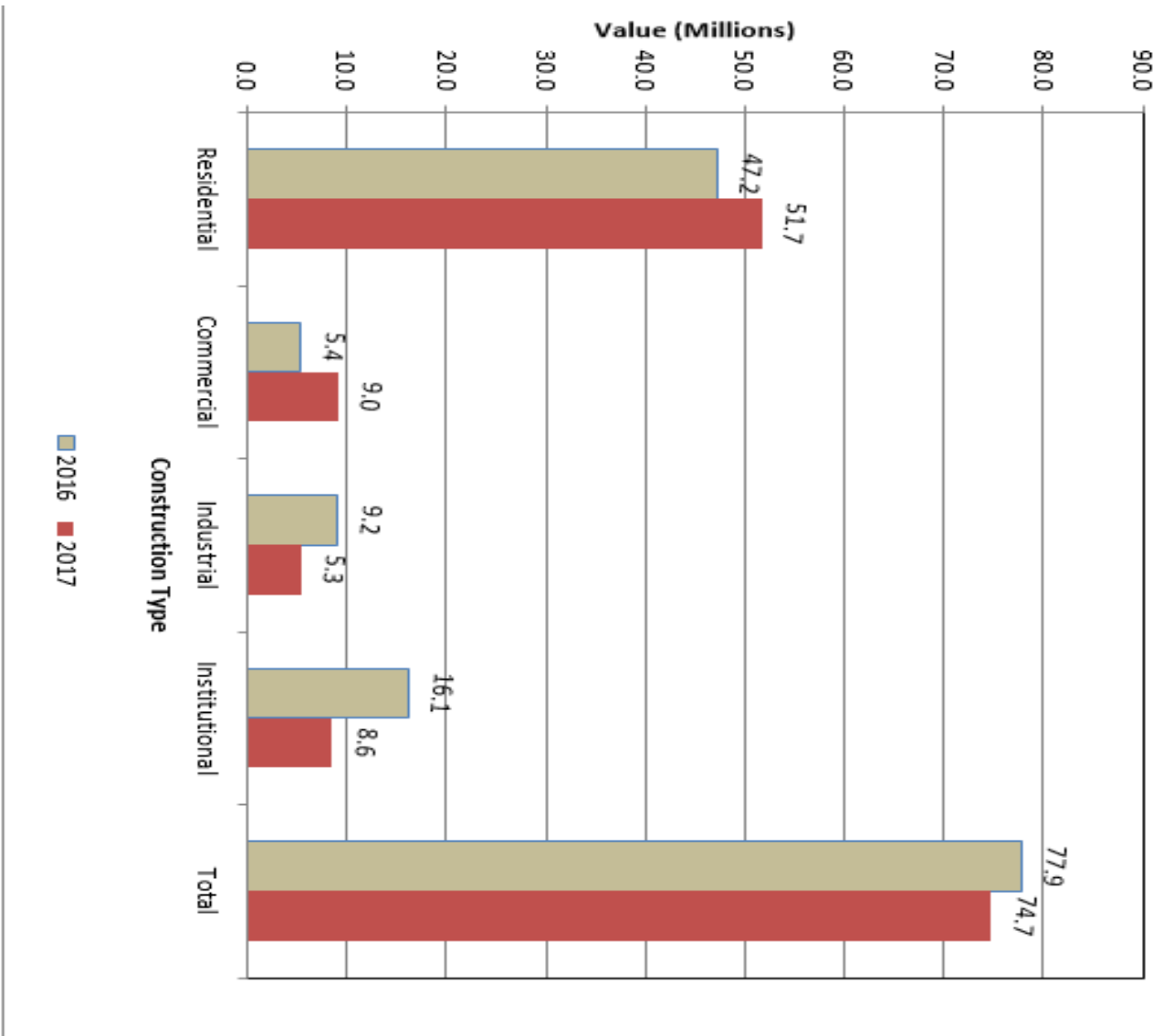
CLASSIFICATION	September 2017			to the end of September 2017			September 2016			to the end of September 2016		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	84	36,209,760	84	826	339,581,999	826	78	30,603,216	78	660	256,988,406	659
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	2	262,400	2
TOWNHOUSES	15	10,323,892	44	195	148,914,682	617	12	7,572,858	39	118	69,028,550	294
DUPLEX,TRIPLEX,QUAD,APT BLDG	1	200,000	2	8	131,920,460	614	4	4,243,220	25	15	253,579,460	1,195
RES-ALTER & ADDITIONS	160	4,957,960	7	1,535	54,847,647	47	163	4,822,194	0	1,387	54,280,928	16
COMMERCIAL - ERECT	3	3,671,930	0	15	32,869,080	0	2	1,915,200	0	15	23,581,440	0
COMMERCIAL - ADDITION	1	25,000	0	10	14,752,260	0	1	5,000	0	15	9,818,282	0
COMMERCIAL - OTHER	42	5,350,042	0	286	68,526,202	0	26	3,448,866	0	391	87,924,166	1
INDUSTRIAL - ERECT	1	729,756	0	3	4,267,476	0	2	7,732,377	1	3	9,232,377	1
INDUSTRIAL - ADDITION	1	5,000	0	13	14,305,475	0	1	1,391,500	0	11	24,761,280	0
INDUSTRIAL - OTHER	5	4,613,000	0	52	7,640,660	0	4	32,900	0	37	12,748,800	0
INSTITUTIONAL - ERECT	0	0	0	3	70,457,500	0	3	15,023,800	0	9	129,857,800	0
INSTITUTIONAL - ADDITION	0	0	0	1	1,200,000	0	1	642,600	0	7	73,842,600	0
INSTITUTIONAL - OTHER	11	8,581,400	0	127	25,120,723	0	3	451,200	0	158	25,651,348	0
AGRICULTURAL	2	320,000	0	3	520,000	0	0	0	0	6	3,271,820	0
SWIMMING POOL FENCES	15	334,928	0	201	3,918,338	0	21	474,299	0	205	3,774,732	0
ADMINISTRATIVE	26	51,325	0	160	794,250	0	21	35,950	0	176	553,525	0
DEMOLITION	10	0	6	83	0	59	12	0	7	76	0	53
SIGNS/CANOPY - CITY PROPERTY	2	0	0	33	0	0	5	0	0	24	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	26	0	0	333	0	0	59	0	0	357	0	0
<b>TOTALS</b>	<b>405</b>	<b>75,373,993</b>	<b>137</b>	<b>3,887</b>	<b>919,636,752</b>	<b>2,104</b>	<b>418</b>	<b>78,395,180</b>	<b>143</b>	<b>3,672</b>	<b>1,039,157,914</b>	<b>2,168</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.

**October 16, 2017**



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

<b>Owner</b>	<b>Project Location</b>	<b>Proposed Work</b>	<b>No. Of Units</b>	<b>Constr Value</b>
Fanshawe College Technology Fanshawe College Of Applied Arts & Technology	1001 Fanshawe College Blvd	Alter-Community College-Is - Alter Interior For Replacement Of Classrooms	0	6,500,000
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter-Shopping Centre-Interior Fit-Up For Roots Mall Unit 495 Frr	0	125,600
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Instit - Alter Sixth And Seventh Floor Of Interdis	0	500,000
Highbury North Centre Inc	1192 Highbury Ave N	Alter-Restaurant <= 30 People-Interior Alteration For Pizza Nova (Restaurant Und	0	190,000
Riverwood (London) Corp. C/O Harasym Homes Inc	1205 Riverside Dr 22	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 1 Storeys, 2 Car Garage, 3 Bedrooms	1	351,400
Riverwood (London) Corp. C/O Harasym Homes Inc	1205 Riverside Dr 26	Erect-Townhouse - Cluster Sdd-Erect 1 Storey, 2 Car Garage, 4 Bedrooms, Partiall	1	359,000
Riverwood (London) Corp. C/O Harasym Homes Inc	1205 Riverside Dr 4	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 1 Storeys, 2 Car Garage, 3 Bedrooms	1	301,400
Riverwood (London) Corp. C/O Harasym Homes Inc	1205 Riverside Dr 44	Erect-Townhouse - Cluster Sdd-Erect - 1 Storey, 2 Car Garage, 2 Bedrooms, Unfini	1	268,800
Sifton Properties Limited Sifton Properties Limited	1220 Riverbend Rd G	Erect-Townhouse - Condo-Erect - Townhouse Block - Block G, 7 Units, 2 Stor	7	1,475,600
Thames Valley District School Board Thames Valley District School Board	1250 Dundas St	Alter-Offices-Alter To Install Replacement Heat Pump And Fluid C	0	1,030,000
London City	1345 Cheapside St	Alter-Clubs, Recreational Facilities-Interior Alteration For Change Rooms	0	350,000
Wonderland Commercial Centre Inc	1371 Beaverbrook Ave	Alter-Restaurant -Cm - Alter - Interior Alter For Wendys	0	465,000
Wonderland Commercial Centre Inc	1375 Beaverbrook Ave	Erect-Offices-Erect Shell Retail Building (Retail) With Medical	0	1,400,000
Aaron Construction Limited	1450 North Wenige Dr 15	Erect-Townhouse - Cluster Sdd-Erect New 1 Storey Sdd, 2 Car Garage, 2 Bedrooms,	1	360,000
Moonhill Inc Moonhill Homes Inc	1450 North Wenige Dr 31	Erect-Townhouse - Cluster Sdd-Erect 2 Storey, 2 Car Garage, 4 Bedrooms, Unfinish	1	367,880
Conax Properties Ltd	1505 Sise Rd	Install-Warehousing-Install Site Services For Warehouse	0	1,168,000
Sharpe Enterprises Corporation	15940 Robins Hill Rd	Alter-Industrial Laboratory-Alter Existing 2nd Floor For Office/ Washrooms Etc	0	375,000
Drewlo Holdings Inc.	1960 Dalmagany Rd H	Erect-Townhouse - Condo-Erect 6 Units Townhouse Condo Block H, (Block 17)	6	1,584,800
Forest Park (Fanshawe Ridge) Limited	2040 Shore Rd P	Erect-Townhouse - Condo-Rt. Erect 5 Unit Townhouse Block P. Unit 61,62,63,	5	1,069,600
London City	2150 Oxford St E	Erect-Warehousing-Erect New Warehouse Office Building Issued To Foun	0	729,756
Legacy Of Upper Richmond Village Inc.	2290 Torrey Pines Way 11	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Townhouse. Gfa 163.0 Sq.M. 2 Car Ga	1	333,400
Kdm Corporation	2365 Auto Mall Ave	Install-Automobile Repair Garage-Install Storm Sewer	0	300,000
Sifton Properties Limited Sifton Properties Limited	2603 Holbrook Dr	Install-Site Services-Install Site Services Conditional Permit	0	700,000
Sifton Properties Limited Sifton Properties Limited	2810 Sherfield Pl	Install-Site Services-Install Site Services Conditional Permit	0	750,000
Fixtia Holdings Inc	305 Boiler Rd	Alter-Dental Offices-Alter Interior To Expand Dental Office. Frr Fpo	0	130,000
Sifton Properties Limited Sifton Properties Limited	323 Wortley Rd	Erect-Duplex-Erect 2 Unit Duplex	2	200,000
Sifton Properties Limited Sifton Properties Limited	3270 Singleton Ave 58	Erect-Townhouse - Cluster Sdd-Erect Sdd, 2storeys, 2 Car Garages, 3 Bedrooms, Un	1	256,860
1699259 Ontario Inc.	3319 Wonderland Rd S	Erect-Retail Store-Erect Shell Retail Building Frr Foundation Per	0	1,049,549
1699259 Ontario Inc.	3339 Wonderland Rd S	Erect-Retail Store-Erect Shell Commercial Building Frr Foundation	0	1,222,381
Rembrandt Developments (London) Inc.	3400 Castle Rock Pl N	Erect-Street Townhouse - Condo-Erect 5 Unit. Townhouse, W/ Attached Garages. Abov	5	892,152
Rembrandt Developments (London) Inc.	3400 Castle Rock Pl O	Erect-Street Townhouse - Condo-Erect 6 Unit. Townhouse, W/ Attached Garages. Abov	6	1,143,040
Rembrandt Developments (London) Inc.	3400 Castle Rock Pl Q	Erect-Street Townhouse - Condo-Erect 6 Unit. Townhouse, W/ Attached Garages. Abov	6	1,143,160
Nlage Homes Inc.	3560 Singleton Ave 4	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storey, 2 Car Garage, 3 B	1	416,800
London City Centre London Inc.	380 Wellington St	Alter-Offices-Interior Alter For New Offices Suite 802 & 803	0	352,160
Public Works And Government Services	451 Talbot St	Install-Offices-Install - Replace Sump Pumps And Penetration Throu	0	120,000
	4598 Murray Rd	Erect-Poultry Barn-Erect Poultry Barn (64X304) Frr	0	270,000
National Bank	465 Richmond St	Alter-Financial Institution-Alter Interior For Existing Bank	0	183,200
Homestead Holdings Ltd. Homestead Land Holdings	527 Gordon Ave	Alter-Apartment Building-Alter - Balcony/Guardrail Repair And Efts Overload	0	550,000

Permits\_Issued\_Greater\_100000\_Construction Value



October 16 2017

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Ltd.	527 Gordon Ave	Alter-Apartment Building-Alter - Balcony/Guardrail Repair And Efts Overload	0	550,000
University Of Western	784 Wharmcliffe Rd S	Alter-Amusement Games Establishment-Interior Alteration For Skyzone Shell Permit Onl	0	910,680
London Centre London Health Sciences Centre	800 Collip Cir	Alter-Research & Development Establishment-Alter - For Labs And Offices In Research Facilit	0	3,000,000
London Centre London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Alter Interior For Medication Rooms Located Throug	0	1,000,000
Canadian Commercial (850) Inc. C/O Soul Restaurants	800 Commissioners Rd E	Alter-Hospitals-Install Replacement Chiller Building D Level 3	0	120,000
Canada	850 Wellington Rd	Alter-Restaurant <= 30 People-Alter - Interior Alteration For Pizza Nova Restaur	0	190,000
Jm (Ont) Holdings	850 Wellington Rd	Alter-Restaurant <= 30 People-Interior Alter For Restaurant - Under 30 Seats - J	0	150,000
Thames Valley District School Board Thames Valley District School Board	951 Leathome St	Alter-Offices-Comm - Alt For Hvac Upgrade In Board Of Ed Buildin	0	144,000
Total Permits 45 Units 46 Value 34,499,218				

*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**

Maplerose Holdings (Canada) Inc
Wonderland Commercial Centre Inc
1699259 Ontario Inc.
1699259 Ontario Inc.

*Commercial permits regardless of construction value.*