



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: November 16, 2017

RE: Monthly Report for October 2017

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

Permit Issuance

By the end of October, 4,314 permits had been issued with a construction value of approximately \$1 billion, representing 2,249 new dwelling units. Compared to last year, this represents a 5% increase in the number of permits, a 12.7% decrease in the construction value and a 4.1% decrease in the number of dwelling units.

To the end of October, the number of single and semi-detached dwellings issued was 894, which was a 19% increase over last year.

At the end of October, there were 718 applications in process, representing approximately \$270 million in construction value and an additional 668 dwelling units, compared with 537 applications having a construction value of \$280 million and an additional 732 dwelling units for the same period last year.

The rate of incoming applications for the month of October averaged out to 20.6 applications a day for a total of 433 in 21 working days. There were 72 permit applications to build 72 new single detached dwellings, 13 townhouse applications to build 23 units, of which 10 were cluster single dwelling units.

There were 426 permits issued in October totalling \$81.2 million including 144 new dwelling units.

Inspections

BUILDING

Building Inspectors received 3,091 inspection requests and conducted 3,657 building related inspections. An additional 3 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 11 inspectors, an average of 305 inspections were conducted this month per inspector.

Based on the 3,091 requested inspections for the month, 86% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 1,388 inspection requests and conducted 1,689 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 282 inspections were conducted this month per inspector.

Based on the 1,388 requested inspections for the month, 98% 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.

AD:cm
Attach.

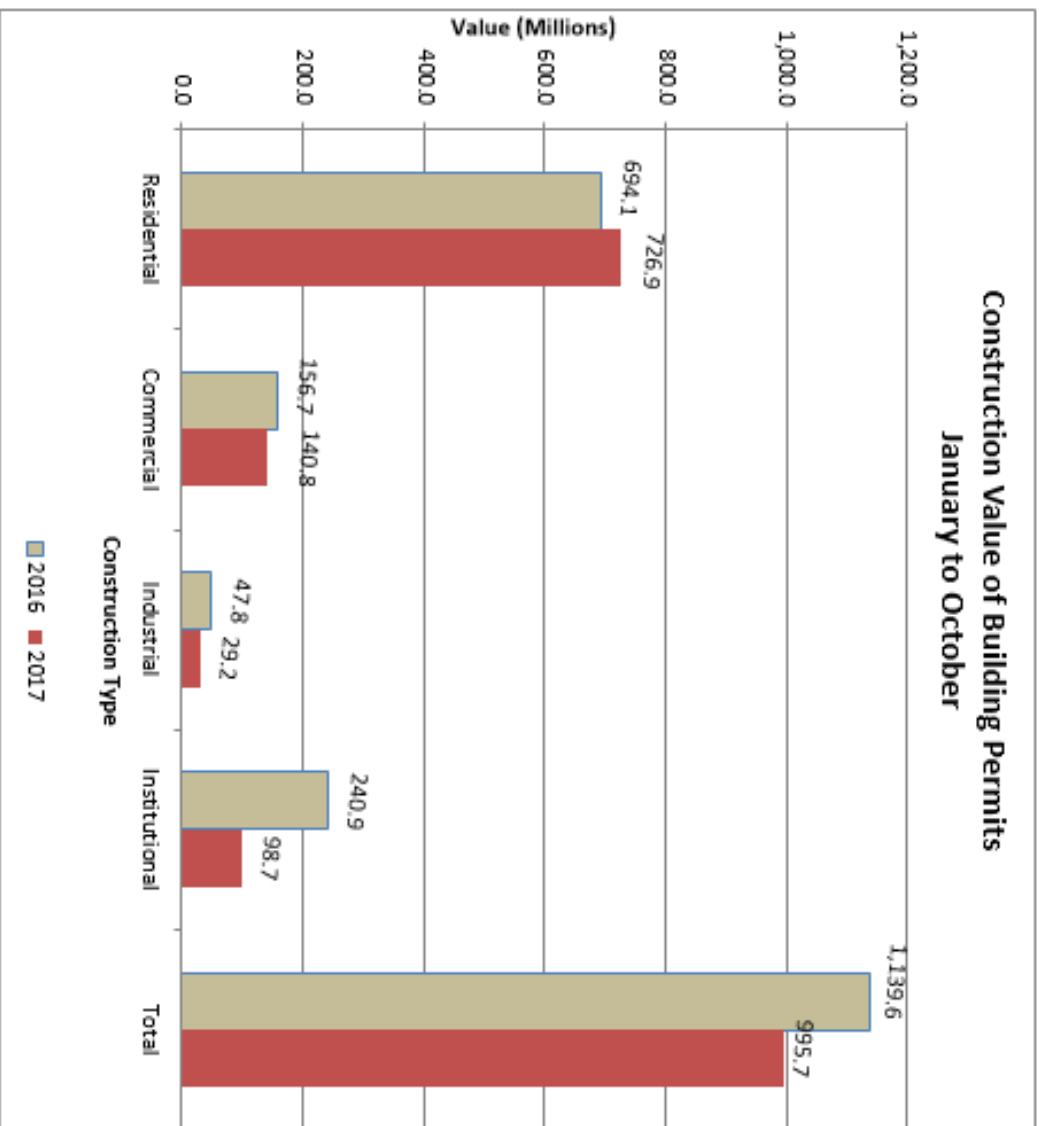
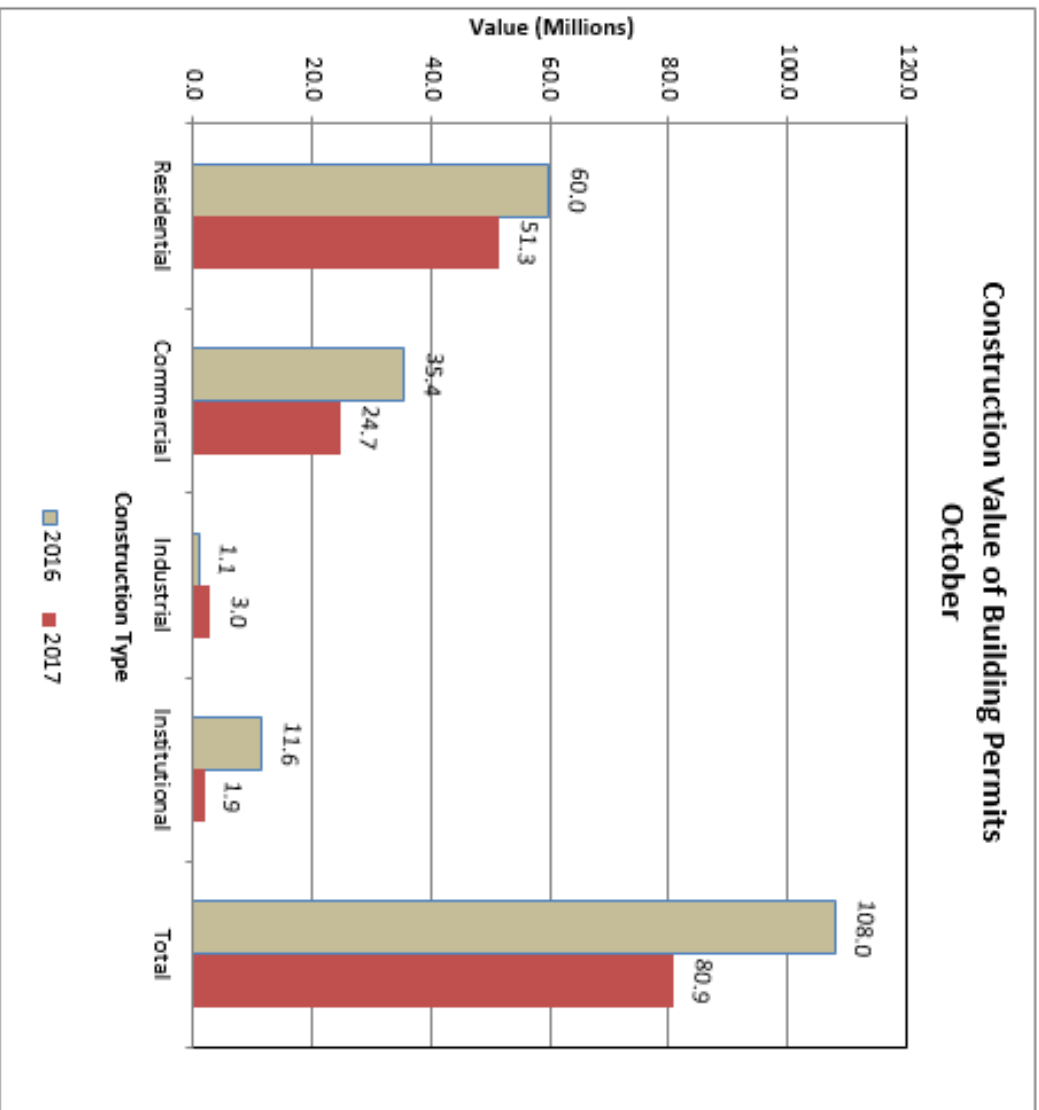
c.c.: A. DiCicco, T. Groeneweg, C. DeForest, O. Katolyk, D. Macar, M. Henderson

CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF October 2017

CLASSIFICATION	October 2017				to the end of October 2017				October 2016				to the end of October 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	67	29,252,784	67	894	369,210,983	894	90	35,252,813	90	750	292,241,219	750	2	262,400	2	
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOWNHOUSES	13	5,859,610	21	208	154,774,291	638	26	17,031,960	81	144	86,060,509	375	144	86,060,509	375	
DUPLEX, TRIPLEX, QUAD,APT BLDG	1	11,809,800	51	9	143,730,260	665	1	360,000	2	16	253,939,460	1,197	16	253,939,460	1,197	
RES-ALTER & ADDITIONS	201	4,384,734	5	1,736	59,232,381	52	177	7,335,752	3	1,564	61,616,680	19	1,564	61,616,680	19	
COMMERCIAL - ERECT	7	15,456,362	0	22	48,325,442	0	2	28,327,168	0	17	51,908,608	0	17	51,908,608	0	
COMMERCIAL ADDITION	1	781,200	0	11	15,533,460	0	1	1,200,000	0	16	11,018,282	0	16	11,018,282	0	
COMMERCIAL - OTHER	46	8,453,620	0	332	76,979,822	0	44	5,895,879	0	435	93,820,845	1	435	93,820,845	1	
INDUSTRIAL - ERECT	1	160,000	0	4	4,427,476	0	1	80,000	0	4	9,312,377	1	4	9,312,377	1	
INDUSTRIAL - ADDITION	2	1,530,000	0	15	15,835,475	0	0	0	0	11	24,761,280	0	11	24,761,280	0	
INDUSTRIAL - OTHER	8	1,297,250	0	60	8,937,910	0	11	992,700	0	48	13,741,500	0	48	13,741,500	0	
INSTITUTIONAL - ERECT	0	0	0	3	70,457,500	0	1	11,500,000	0	10	141,357,800	0	10	141,357,800	0	
INSTITUTIONAL - ADDITION	0	0	0	1	1,200,000	0	0	0	0	7	73,842,600	0	7	73,842,600	0	
INSTITUTIONAL - OTHER	10	1,918,000	0	137	27,038,723	0	6	56,000	0	164	25,707,348	0	164	25,707,348	0	
AGRICULTURAL	0	0	0	3	520,000	0	1	200,000	0	7	3,471,820	0	7	3,471,820	0	
SWIMMING POOL FENCES	10	262,000	0	211	4,180,338	0	13	252,960	0	218	4,027,698	0	218	4,027,698	0	
ADMINISTRATIVE	14	26,950	0	174	821,200	0	13	13,150	0	189	566,675	0	189	566,675	0	
DEMOLITION	19	0	8	102	0	67	14	0	9	90	0	62	90	0	62	
SIGNS/CANOPY - CITY PROPERTY	0	0	0	33	0	0	3	0	0	28	0	0	28	0	0	
SIGNS/CANOPY - PRIVATE PROPERTY	26	0	0	359	0	0	32	0	0	388	0	0	388	0	0	
TOTALS	426	81,192,310	144	4,314	1,001,205,261	2,249	436	108,498,382	176	4,108	1,147,657,100	2,345	4,108	1,147,657,100	2,345	

- 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.



*** excludes Agricultural, Administrative and Sign Permits

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
1803299 Ontario Inc	100 Kellogg Lane	Alter-Factories-Interior Alteration For New Washroom Facilities. F	0	200,000
Rembrandt Developments (London) Inc.	1061 Eagletrace Dr 165	Erect-Townhouse - Cluster Sdd-Erect - New Sfd 2 Storey, 4 Bedroom, 2 Car Garage.	1	439,600
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter-Retail Store-Alter Interior To Expand Sportchek Into Adjacent U	0	298,600
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Institutional Alter - Basement Level Of Robarts Re	0	285,000
Sifton Properties Limited Sifton Properties Limited	1220 Riverbend Rd C	Erect-Townhouse - Condo-Erect - Rt Condo Block C - Dpn 35, 37, 39, 41, 43.	7	1,200,000
East Park Golf Gardens Limited	1275 Hamilton Rd	Erect-Recreation Centre-Comm - Erect Mechanical Room & Wave Action Pool.	0	936,000
Fundamental Space Inc.	1275 Hubrey Rd	Alter-Factories-Alter Interior Of Office Area Fr Fpo	0	224,900
Sifton Properties Limited Sifton Properties Limited	1295 Riverbend Rd	Alter-Dental Offices-Interior Alteration For Dental Offices. Fr	0	280,000
Sifton Properties Limited Sifton Properties Limited	1295 Riverbend Rd	Alter-Licensed Beverage Establishments-Alter Interior For Backroads - Bar And Retail ***	0	150,000
Sifton Properties Limited Sifton Properties Limited	1295 Riverbend Rd	Erect-Medical Offices-Erect - Comm - Animal Clinic Shell Building	0	742,000
Sifton Properties Limited Sifton Properties Limited	1295 Riverbend Rd	Erect-Medical Offices-Erect 4 Storeys Medical Office Building. Fr Fpo.	0	9,634,700
Comarco Inc.	1473 Dundas St	Erect-Offices-Erect - New Modular Office Building	0	193,662
Danco Development Corporation	15700 Robin's Hill Rd	Alter-Automobile Repair Garage-Interior Alteration For Repair Grage And Spray Boo	0	600,000
Sifton Properties Limited Sifton Properties Limited	1617 Ed Ervasti Lane	Erect-Townhouse - Cluster Sdd-Erect - Sdd Cluster - 1 Storey, 2 Car Garage, 2 B	1	384,600
Danco Forest City Inc.	1650 Wilton Grove Rd	Add-Warehousing-Add To Existing Fed-Ex Building Fr Fpo Foun	0	1,500,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Comm. - Alter Interior For Rogers Store In Unit L0	0	220,000
The Ridge At Byron Inc.	1710 Ironwood Rd 45	Erect-Townhouse - Cluster Sdd-Erect New Townhouse Cluster Sdd, 1 Storey, 2 Car	1	355,200
Doman Developments Inc	1828 Blue Heron Dr A	Alter-Gymnasia-Alter Interior For Pilates Studio Unit 14. Fr	0	200,000
Doman Developments Inc	1828 Blue Heron Dr A	Alter-Factories-Alter - Interior For Manufacturer Light Industrial	0	400,000
Skyline	185 Berkshire Dr	Alter-Apartment Building-Alter Exterior Cladding. Fr	0	160,000
Skyline	195 Berkshire Dr	Alter-Apartment Building-Alter Exterior Cladding. Fr	0	140,000
Sifton Properties Limited Sifton Properties Limited	195 Dufferin Ave	Alter-Offices-Alteration - Interior Alter For Offices - Full Flo	0	400,000
Henley Place Limited	1961 Cedarhollow Blvd	Alter-Recreation Centre-Alter - Demo And Rebuild Fire Shaft For Generator	0	120,000
Limited	2040 Shore Rd T	Erect-Townhouse - Condo-Erect 3 Unit Condo In Block T. Units 78, 79, 80. D	3	574,920
Homestead Holdings Ltd. Homestead Land Holdings Ltd.	21 Grand Ave	Install-Apartment Building-Install Retaining Wall Adjacent To Apartment Build	0	200,000
Dundas Pkwy Centre Inc	2263 Dundas St	Alter-Retail Store-Interior Alteration For Commerce Store	0	150,000
Dundas Pkwy Centre Inc	2263 Dundas St	Erect-Automobile Service Station-Erect - Canopy For Gas Station	0	150,000
Legacy Of Upper Richmond Village Inc	2290 Torrey Pines Way 28	Erect-Townhouse - Cluster Sdd-Erect 1 Storey, 2 Car Garage, 4 Bedrooms, Finished	1	286,000
Legacy Of Upper Richmond Village Inc	2290 Torrey Pines Way 35	Erect-Townhouse - Cluster Sdd-Erect 1 Storey, 2 Car Garage, 4 Bedrooms, Finished	1	340,200
Legacy Of Upper Richmond Village Inc	2290 Torrey Pines Way 4	Erect-Townhouse - Cluster Sdd-Erect - Dpn 4 - 1 Storey, 2 Car Garage, 4 Bedroom,	1	295,000
Legacy Of Upper Richmond Village Inc	2290 Torrey Pines Way 6	Erect-Townhouse - Cluster Sdd-Erect 1 Storey, 2 Car Garage, 4 Bedrooms, Partiall	1	336,000
Sifton Properties Limited Sifton Properties Limited	2423 Moe Norman Way	Erect-Townhouse - Cluster Sdd-Erect 1 Storey, 2 Car Garage, 2 Bedrooms, Unifinsh	1	320,000
Magnificent (1865512 Ont Inc) Magnificent Homes (1865512 Ont Inc)	2575 Sheffield Blvd	Erect-Townhouse - Cluster Sdd-Erect - Sdd - 2 Storey, 2 Car Garage, 4 Bedrooms,	1	349,400
Magnificent (1865512 Ont Inc) Magnificent Homes (1865512 Ont Inc)	2579 Sheffield Blvd	Erect-Townhouse - Cluster Sdd-Erect - 2 Storey, 2 Car Garage, 4 Bedroom, Unfini	1	349,500
7137796 Canada Inc.	323 Neptune Cres	Add-Retail Store And Warehouse-Add And Renovate Automotive Warehouse	0	781,200
16995259 Ontario Limited	3313 Wonderland Rd S	Install-Retail Plaza-Install Site Services-Conditional Permit	0	700,000

Permits_Issued_Greater_100000_Construction value

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
2013798 Ontario Inc.	355 Ridout St N	Alter-Offices-Cm - Change Of Use From F2 To D - Shell Permit Onl	0	4,000,000
Beenda Holdings	360 Sovereign Rd	Alter-Warehousing-Alter - Interior Alteration For Offices In F2 Buil	0	450,000
Thames Valley District School Board Thames Valley District School Board	371 Tecumseh Ave E	Alter-Schools Secondary, High, Jr. High-Alter - Replacing Fire Alarm System To Secondary S	0	200,000
	4166 Scotland Dr	Erect-Retail Store And Warehouse-Erect New Retail Store Frt Foundation Permit O	0	3,000,000
1904881 Ontario Inc.	567 Rosecliffe Terr 2	Erect-Townhouse - Cluster Sdd-Erect 2 Storey, 2 Car Garage, 4 Bedrooms, Finished	1	629,190
Rescore Equities Inc Tc Core Gp Inc	650 Waterloo St	Alter-Apartment - Condo-Apt - Alter For Balcony Repairs In Apartment Build	0	149,000
Liuna 1059 Training Fund Management Inc	66 Firestone Blvd	Erect-Warehousing-Erect - Temporary Storage Fabric Building	0	160,000
673480 Ontario Ltd. C/O M.C.C. 92	7 Picton St	Alter-Apartment - Condo-Alter To Install Rooftop Guard Rails & Replace Roo	0	140,000
Drewlo Holdings Inc. Drewlo Holdings Inc	770 Capulet Lane	Erect-Indoor Swimming Pools-Erect - Pool Building Frt	0	800,000
London Centre London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Interior Alteration For Offices In Building 25	0	1,200,000
London City	925 Dundas St	Install-Non-Residential Accessory Building-Install Storm Sewer To Serve New Concrete Spray	0	135,000
Total Permits	47	Units	21	Value 34,759,672

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

7137796 Canada Inc.	Doman Developments Inc
Drewlo Holdings Inc.	Drewlo Holdings Inc
Sifton Properties Limited	Sifton Properties Limited
Sifton Properties Limited	Sifton Properties Limited
Connorco Inc.	Connorco Inc.
East Park Golf Gardens Limited	East Park Golf Gardens Limited
1301265 Ontario Limited	1301265 Ontario Limited

Commercial permits regardless of construction value.