



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: December 19, 2017

RE: Monthly Report for November 2017

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

Permit Issuance

By the end of November, 4,775 permits had been issued with a construction value of approximately \$1.08 billion, representing 2,430 new dwelling units. Compared to last year, this represents a 6.5% increase in the number of permits, a 19.6% decrease in the construction value and a 17.9% decrease in the number of dwelling units.

To the end of November, the number of single and semi-detached dwellings issued was 1,002, which was a 20.6% increase over last year.

At the end of November, there were 689 applications in process, representing approximately \$237 million in construction value and an additional 628 dwelling units, compared with 583 applications having a construction value of \$155 million and an additional 298 dwelling units for the same period last year.

The rate of incoming applications for the month of November averaged out to 18 applications a day for a total of 396 in 22 working days. There were 60 permit applications to build 60 new single detached dwellings, 21 townhouse applications to build 54 units, of which 10 were cluster single dwelling units.

There were 461 permits issued in November totalling \$84.4 million including 181 new dwelling units.

Inspections

BUILDING

Building Inspectors received 3,103 inspection requests and conducted 3,923 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 327 inspections were conducted this month per inspector.

Based on the 3,103 requested inspections for the month, 91% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 1,314 inspection requests and conducted 1,636 plumbing related inspections. An additional 4 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 273 inspections were conducted this month per inspector.

Based on the 1,314 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. 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 November 2017

CLASSIFICATION	November 2017			to the end of November 2017			November 2016			to the end of November 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 FAMILY DWELLINGS	108	41,821,314	108	1,002	411,032,297	1,002	80	32,345,446	80	830	324,586,665	830
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	2	262,400	2
TOWNHOUSES	26	19,324,242	73	234	174,098,533	711	29	31,320,110	132	173	117,380,620	507
DUPLEX, TRIPLEX, QUAD,APT BLDG	0	0	0	9	143,730,260	665	4	73,544,960	405	20	327,484,420	1,602
RES-ALTER & ADDITIONS	174	4,753,077	0	1,910	63,985,458	52	131	2,604,515	1	1,695	65,016,195	20
COMMERCIAL - ERECT	1	2,450,000	0	23	50,775,442	0	0	0	0	17	51,908,608	0
COMMERCIAL ADDITION	0	0	0	11	15,533,460	0	3	9,656,000	0	19	20,674,282	0
COMMERCIAL - OTHER	38	5,696,000	0	370	82,675,822	0	34	1,918,050	0	469	95,738,895	0
INDUSTRIAL - ERECT	3	2,250,000	0	7	6,677,476	0	1	1,003,320	0	5	10,315,697	0
INDUSTRIAL - ADDITION	0	0	0	15	15,835,475	0	2	550,000	0	13	25,311,280	0
INDUSTRIAL - OTHER	7	692,000	0	67	9,629,910	0	6	713,000	0	54	14,454,500	0
INSTITUTIONAL - ERECT	1	664,060	0	4	71,121,560	0	1	160,000	0	11	141,517,800	0
INSTITUTIONAL - ADDITION	1	713,000	0	2	1,913,000	0	1	32,500,000	0	8	106,342,600	0
INSTITUTIONAL - OTHER	21	6,023,700	0	158	33,170,423	0	9	15,311,680	0	173	41,019,028	0
AGRICULTURAL	0	0	0	3	520,000	0	0	0	0	7	3,471,820	0
SWIMMING POOL FENCES	2	45,000	0	213	4,225,338	0	6	131,250	0	224	4,158,942	0
ADMINISTRATIVE	10	3,000	0	184	824,200	0	11	5,000	0	200	571,675	0
DEMOLITION	12	0	4	114	0	71	8	0	3	98	0	65
SIGNS/CANOPY - CITY PROPERTY	2	0	0	35	0	0	2	0	0	30	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	55	0	0	414	0	0	47	0	0	435	0	0
TOTALS	461	84,435,393	181	4,775	1,085,748,654	2,430	375	201,763,331	618	4,483	1,350,215,426	2,961

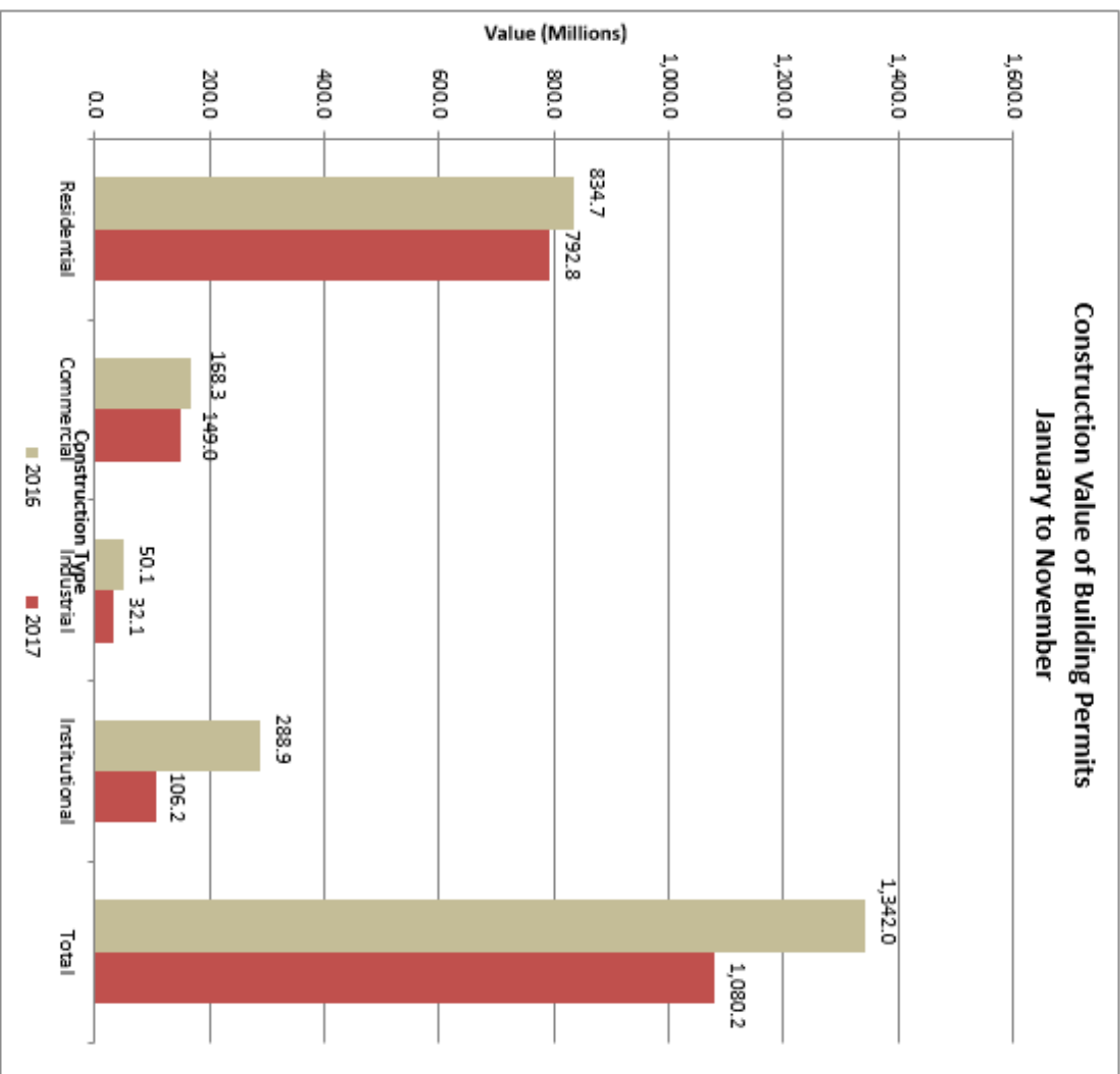
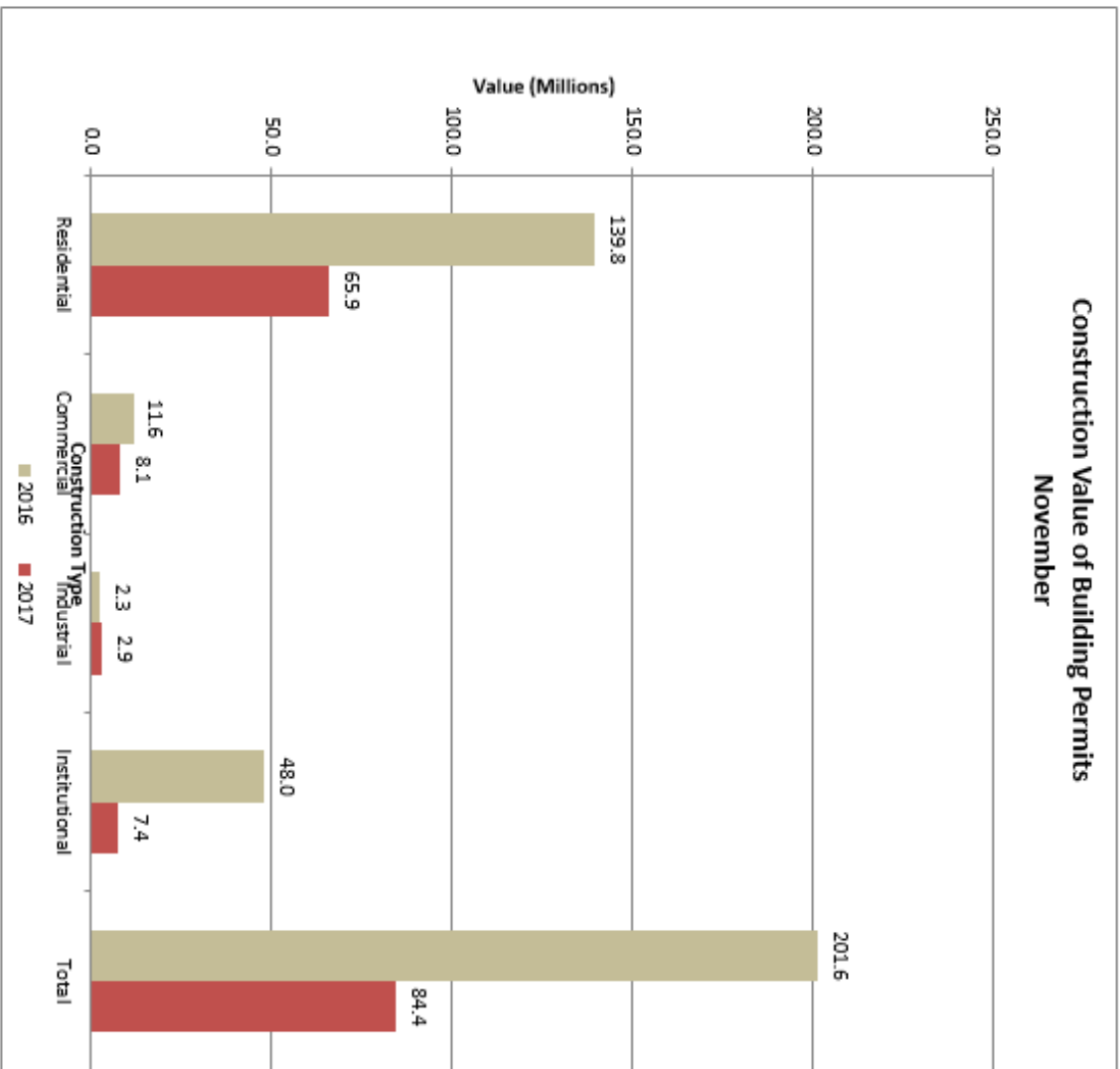
Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.

2) Mobile Signs are no longer reported.

3) Construction Values have been rounded up.

December 19, 2017

Y:\Shared\building\MONTHLYREPORTS\2017BCASUMMARY\BCA-NOV2017



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Kellogg Canada Inc	100 Kellogg Lane	Alter-Factories-Alter To Add New Entrance. Fir	0	320,000
	105 Clarke Rd	Erect-Workshop-Erect Workshop For Recycling Of Electric Motors S	0	1,600,000
Horizon Medical Developments	1055 Fanshawe Park Rd W 110	Alter-Medical Offices-Alter Interior For Medical Office. Unit 110	0	200,000
Rembrandt Inc Rembrandt Developments (London) Inc.	1061 Eagletrace Dr 167	Erect-Townhouse - Cluster Sdd-Erect 2 Storey, 2 Car Garage, 3 Bedrooms, Unifinish	1	399,330
3422933 Canada Inc C/O Ingridion Canada Incomp.	1100 Green Valley Rd	Erect-Plant For Manufacturing-Erect - Pre- Manufactured Building Foundation Pe	0	300,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-Private School - Post Secondary-Renovation Of Second Floor Fir Fpo Sprinkler Sh	0	1,700,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Alter Sixth Floor Of Social Sciences Building. Bio	0	200,000
2579464 Ontario Inc (Meter Mix)	1165 Frances St	Alter-Contractors Office And Warehouse-Interior Alter For Meter-Mix Concrete. Fir	0	300,000
Thames Valley District School Board Thames Valley District School Board	1370 Commissioners Rd W	Alter-Schools Elementary, Kindergarten-Is- Interior And Exterior Alterations For Accessib	0	150,000
	1450 North Wenige Dr 33	Erect-Townhouse - Cluster Sdd-Erect - Rt - 2 Storey, 2 Car Garage, 4 Bedroom, Un	1	433,000
Moonhill Homes Inc	1450 North Wenige Dr 35	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storeys, 2 Car Garage, 4 Bedrooms	1	435,000
3163059 Canada Limited	150 Simcoe St	Alter-Laquer Factories-Interior - Alteration For Brewing Process And Exte	0	250,000
The Ridge At Byron Inc.	1710 Ironwood Rd 31	Erect-Townhouse - Cluster Sdd-Erect - 1 Storey, 2 Car Garage, 3 Bedrooms, Partia	1	392,200
Ironstone Company Ironstone Building Company	1960 Dalmagany Rd A	Erect-Townhouse - Condo-Erect 6 Units Townhouse Condo Block A, (Block 23	6	1,394,400
Ironstone Company Ironstone Building Company	1960 Dalmagany Rd B	Erect-Townhouse - Condo-Erect 8 Units Townhouse Condo Block B, (Block 24	8	1,857,800
Ironstone Company Ironstone Building Company	1960 Dalmagany Rd C	Erect-Townhouse - Condo-Erect 5 Units Townhouse Condo Block C, (Block 21	5	1,321,600
Ironstone Company Ironstone Building Company	1960 Dalmagany Rd D	Erect-Townhouse - Condo-Erect 6 Units Townhouse Condo Block D, (Block 22	6	1,584,800
Ironstone Company Ironstone Building Company	1960 Dalmagany Rd E	Erect-Townhouse - Condo-Erect 5 Units Townhouse Condo Block E, One Car Gar	5	1,255,800
Ironstone Company Ironstone Building Company	1960 Dalmagany Rd F	Erect-Townhouse - Condo-Erect 6 Units Townhouse Condo Block F, One Car Gar	6	1,323,000
Ironstone Company Ironstone Building Company	1960 Dalmagany Rd Q	Erect-Townhouse - Condo-Erect 6 Units Townhouse Condo, One Car Garage, Dec	6	1,534,400
Limited	2040 Shore Rd A	Erect-Townhouse - Condo-Erect 5 Unit Condo Block A. Unfinished Basements.	5	1,400,000
Limited	2040 Shore Rd B	Erect-Street Townhouse - Condo-Erect 4 Unit Condo Block B - Unit Number, 6, 7, 8,	4	876,500
Limited	Forest Park Homes (Riverbend) Ltd	Erect-Townhouse - Condo-Erect 3 Unit Condo Block S, Bldg Number 63, 65, 67	3	567,000
	2100 Meadowgate Blvd	Install-Townhouse - Condo-Install Site Services For Multibuilding Townhouses	0	500,000
Legacy Of Upper Richmond Village Inc	2290 Torrey Pines Way 23	Erect-Townhouse - Cluster Sdd-Erect - Dpn 23 - 1 Storey, 2 Car Garage, 3 Bedroo	1	324,600
	234 Dundas St	Alter-Apartment Building-Alter Interior Alter Of Second And Third Floor Apa	0	500,000
London Life Insurance Company	256 Dufferin Ave	Alter-Offices-Alter - Replace Rooftop Cooling Tower, Chillers An	0	445,000
Magnificent (1865512 Ont Inc) Magnificent Homes (1865512 Ont Inc)	2563 Sherfield Blvd	Erect-Townhouse - Cluster Sdd-Erect - 2 Storey, 2 Car Garage, 4 Bedroom, Unifinis	1	346,400
Magnificent (1865512 Ont Inc) Magnificent Homes (1865512 Ont Inc) / Magnificent Homes (1865512 Ont Inc)	2567 Sherfield Blvd	Erect-Townhouse - Cluster Sdd-Erect - Rt Cluster - 2 Storey, 2 Car Garage, 4 Bed	1	394,200
Magnificent (1865512 Ont Inc) Magnificent Homes (1865512 Ont Inc)	2619 Sherfield Blvd 37	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd, 1 Car Garage, 4 Bedroo	1	364,500
Magnificent (1865512 Ont Inc) Magnificent Homes (1865512 Ont Inc)	2619 Sherfield Blvd 39	Erect-Townhouse - Cluster Sdd-Erect New 2 Storey, 2 Car Garage, 4 Bedrooms, Unfi	1	349,502
St Joseph's Health Care London C/O	268 Grosvenor St	Alter-Hospitals-Insitit - Alt. For Ultrasound Room In Breast Care C	0	120,000
Facilities Planning	301 Ramsay Rd	Erect-Religious Building-Erect New Group C Residential Building. Building C	0	664,060
The Generale Of The Sisters Of The Precious Blood	3270 Singleton Ave 21	Erect-Townhouse - Cluster Sdd-Erect Sdd, 2storeys, 2 Car Garages, 3 Bedrooms, Un	1	287,000
Sifton Properties Limited Sifton Properties Limited	3270 Singleton Ave 27	Erect-Townhouse - Cluster Sdd-Erect 2 Storey, 1 Car Garage, 3 Bedrooms, Unifinish	1	266,200
Sunlight Heritage Homes (828421 Ontario Inc.)	3270 Singleton Ave 27	Erect-Townhouse - Cluster Sdd-Erect 2 Storey, 1 Car Garage, 3 Bedrooms, Unifinish	1	266,200

Permits_Issued_Greater_100000_Construction value

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Sifton Properties Limited Sifton Properties Limited	3270 Singleton Ave 53	Erect-Townhouse - Cluster Sdd-Erect Sdd, 2 Storeys, 2 Car Garages, 3 Bedrooms, U	1	286,600
Sifton Properties Limited Sifton Properties Limited	3270 Singleton Ave 55	Erect-Townhouse - Cluster Sdd-Erect Sdd, 2 Storeys, 1car Garage, 3 Bedrooms, Unf	1	259,200
Sifton Properties Limited Sifton Properties Limited	3270 Singleton Ave 56	Erect-Townhouse - Cluster Sdd-Erect Sdd, 2storeys, 2 Car Garages, 3 Bedrooms, U	1	360,000
1699259 Ontario Limited	3325 Wonderland Rd S	Erect-Retail Store-Erect New Retail Shell Building Frt Fpo Foun	0	2,450,000
London Health Association	339 Windermere Rd	Alter-Hospitals-Institution - Alter Int For Various Medication Ro	0	300,000
London Health Sciences Centre	550 Wellington Rd	Alter-Hospitals-Alter Interior Of 4th Floor Frt Fpo	0	1,800,000
578-580 Wonderland (London) Ltd	580 Wonderland Rd S	Alter-Restaurant -Alter - Interior Alteration For Starbucks Coffee R	0	300,000
London City	663 Bathurst St	Erect-Non-Residential Accessory Building-Erect Storage Building	0	350,000
1822094 Ontario Inc	7091 Clayton Walk 16	Erect-Townhouse - Cluster Sdd-Erect - New Sfd Cluster - 1 Storey, 2 Bedrooms, 2	1	361,210
Fid Leonard Management Board Secretariat Co/lo Property And Land Management	711 Exeter Rd	Add-Correctional & Detention Centre-Add Pre-Fab Vehicle Sallyport And Alter Interior	0	713,000
Promed 746 Baseline Ltd C/O Fr Management Services	746 Base Line Rd E	Alter-Medical Offices-Cm - Renovation To Existing Medical Offices And Cl	0	3,000,000
Southside Construction Management Limited	797 York St	Alter-Restaurant <= 30 People-Alter Interior For Domino's Pizza. Frt	0	470,000
London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Alter Data Centre Area On Level One. Frt Fpo	0	136,700
London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Alter Waiting Room Area On Level One. Frt Fpo	0	160,000
London City	900 King St	Alter-Offices-Interior Alteration Of Administration Offices(Casi	0	131,400
905 Samia Inc.	905 Samia Rd I	Erect-Townhouse - Condo-Erect New 4 Units Townhouse, Block I, Units 46-4	4	950,000
Thames Valley District School Board Thames Valley District School Board	941 Viscount Rd	Alter-Schools Secondary, High, Jr. High-Is - Interior Alter To Library. Frt Shell Permit O	0	1,200,000
Total Permits	52	Units	73	Value 37,584,402

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

1699259 Ontario Limited

Commercial permits regardless of construction value.