



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:** February 21, 2018

**RE: Monthly Report for January 2018**

Attached are the Building Division's monthly report for January 2018 and copies of the Summary of the Inspectors' Workload reports.

### **Permit Issuance**

By the end of January, 263 permits had been issued with a construction value of approximately \$112 million, representing 304 new dwelling units. Compared to last year, this represents a 6% decrease in the number of permits, a 109% increase in the construction value and a 159% increase in the number of dwelling units.

To the end of January, the number of single and semi-detached dwellings issued were 60, which was a 25% decrease over last year.

At the end of January, there were 813 applications in process, representing approximately \$582 million in construction value and an additional 986 dwelling units, compared with 789 applications having a construction value of \$297 million and an additional 1,251 dwelling units for the same period last year.

The rate of incoming applications for the month of January averaged out to 14.7 applications a day for a total of 324 in 22 working days. There were 33 permit applications to build 33 new single detached dwellings, 38 townhouse applications to build 155 units, of which 6 were cluster single dwelling units.

There were 263 permits issued in January totalling \$111.5 million including 304 new dwelling units.

### **Inspections**

#### **BUILDING**

*Building Inspectors* received 2,020 inspection requests and conducted 2,756 building related inspections. An additional 1 inspection was completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 11 inspectors, an average of 230 inspections were conducted this month per inspector.

Based on the 2,020 requested inspections for the month, 93% were achieved within the provincially mandated 48 hour time allowance.

#### **PLUMBING**

*Plumbing Inspectors* received 943 inspection requests and conducted 1,219 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 203 inspections were conducted this month per inspector.

Based on the 943 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:cm  
Attach.

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

# CITY OF LONDON

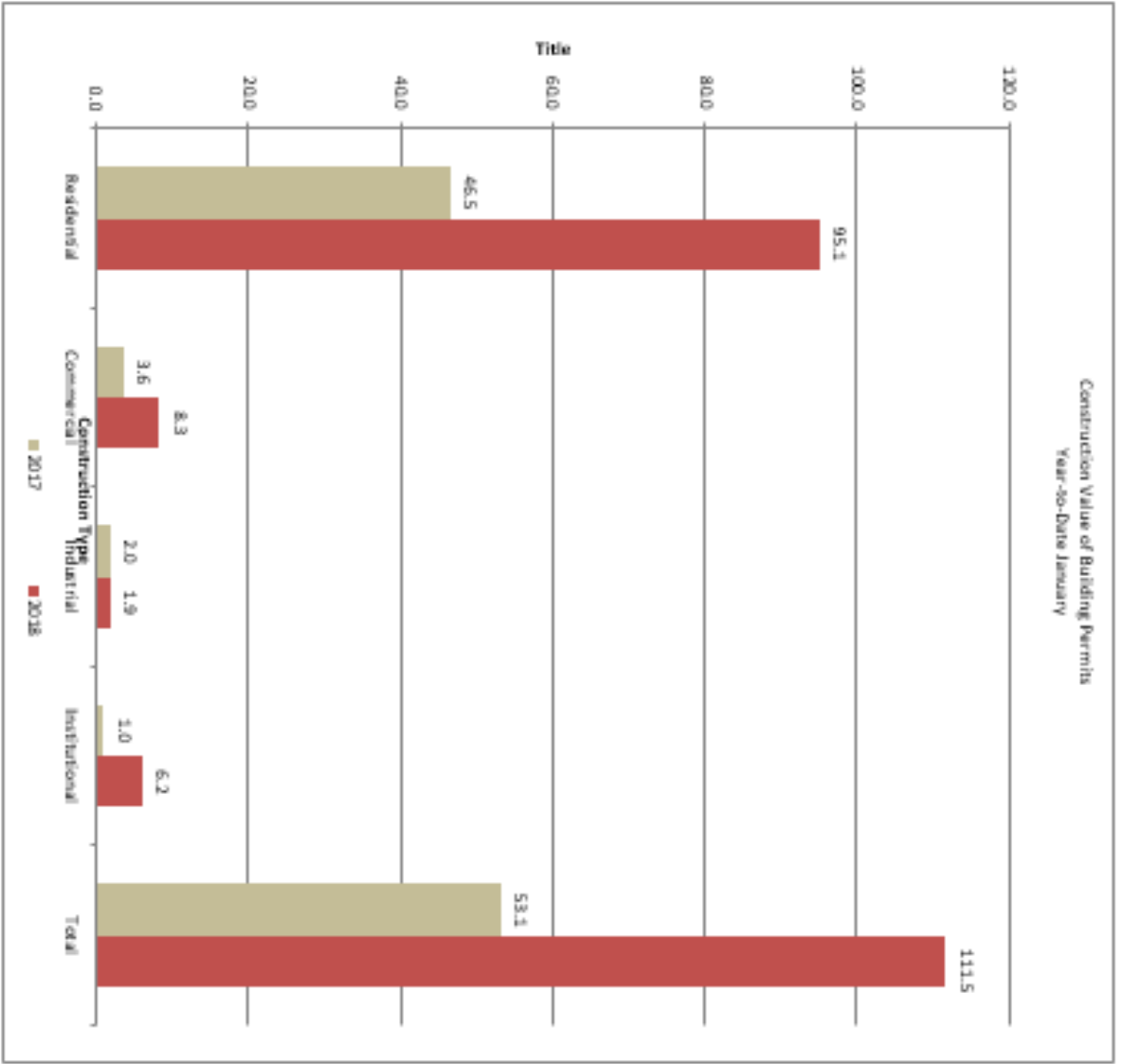
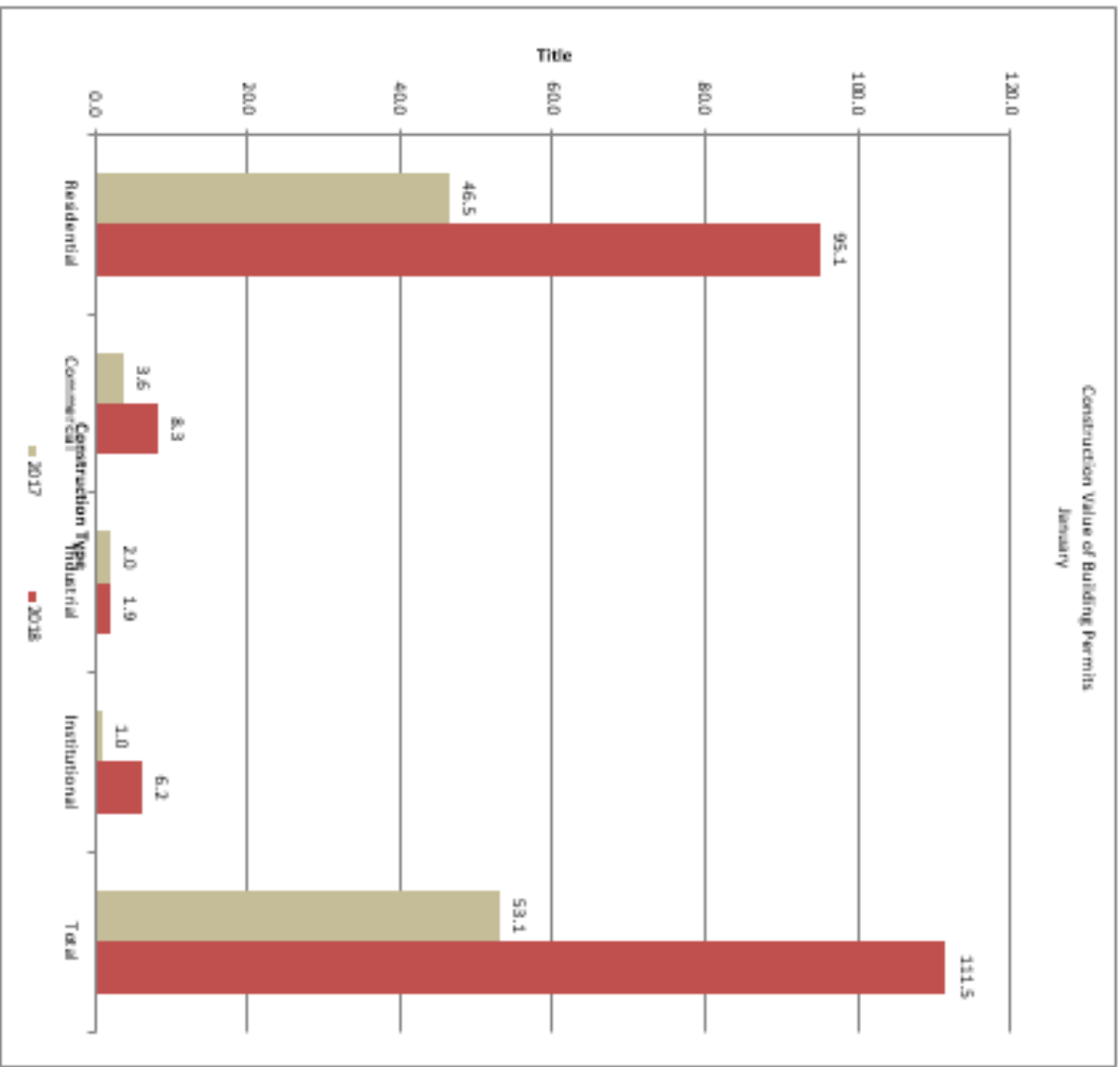
## SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF January 2017

CLASSIFICATION	January 2018		to the end of January 2018		January 2017		to the end of January 2017	
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE
SINGLE DETACHED DWELLINGS	60	25,531,689	60	25,531,689	81	33,223,687	81	33,223,687
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0
TOWNHOUSES	11	7,276,297	11	7,276,297	12	8,642,660	12	8,642,660
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	60,000,000	1	60,000,000	0	0	0	0
RES-ALTER & ADDITIONS	81	2,269,750	81	2,269,750	100	4,654,920	100	4,654,920
COMMERCIAL -ERECT	1	2,200,000	1	2,200,000	1	648,000	1	648,000
COMMERCIAL - ADDITION	1	215,000	1	215,000	1	700,000	1	700,000
COMMERCIAL - OTHER	33	5,917,168	33	5,917,168	27	2,265,500	27	2,265,500
INDUSTRIAL - ERECT	0	0	0	0	0	0	0	0
INDUSTRIAL - ADDITION	0	0	0	0	2	1,027,100	2	1,027,100
INDUSTRIAL - OTHER	7	1,922,949	7	1,922,949	5	935,000	5	935,000
INSTITUTIONAL - ERECT	0	0	0	0	0	0	0	0
INSTITUTIONAL - ADDITION	1	2,800,000	1	2,800,000	0	0	0	0
INSTITUTIONAL - OTHER	32	3,379,950	32	3,379,950	9	1,020,100	9	1,020,100
AGRICULTURE	0	0	0	0	0	0	0	0
SWIMMING POOL FENCES	1	3,500	1	3,500	3	33,000	3	33,000
ADMINISTRATIVE	4	10,000	4	10,000	7	165,000	7	165,000
DEMOLITION	2	0	2	0	4	0	4	0
SIGNS/CANOPY - CITY PROPERTY	1	0	1	0	4	0	4	0
SIGNS/CANOPY - PRIVATE PROPERTY	27	0	27	0	24	0	24	0
<b>TOTALS</b>	<b>263</b>	<b>111,526,303</b>	<b>263</b>	<b>111,526,303</b>	<b>280</b>	<b>53,314,967</b>	<b>280</b>	<b>53,314,967</b>

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

2) Mobile Signs are no longer reported.

February 21, 2018



**City of London - Building Division  
Principal Permits Issued From January 01, 2018 to January 31, 2018**

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Kellogg Canada Inc	100 Kellogg Lane	Alter-Factories-Interior Renovation Office And Conference Rooms. F	0	1,200,000
Counsel	Michelin Tires (Canada) Ltd Attn: General 1025 Green Valley Rd	Install-Site Services-Warehouse Install Storm Sewers To Modify Existing	0	110,000
North London Medical Centre	1055 Fanshawe Park Rd W 110	Alter-Medical Offices-Cm- Interior Alter For Medical Office	0	550,000
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter-Retail Store-Cm - Interior Alter For Units 247/251 Dynamic/Gar	0	289,668
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter-Shopping Centre-Alter Interior For Cibc - Shell Only - White Oaks	0	136,500
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter-Shopping Centre-Alter Interior For Sportchek Units 85,87,89	0	1,280,000
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Install-Retail Store-Commercial Building - Plumbing Installation/Hvac -		350,000
University Of Western Ontario-Board Of Governors (Canada)	1151 Richmond St 118 Dundas St	Add-University-Institute - Add To Gym Area On Level Four Ftr/Fp	0	2,800,000
Motivity Land Inc.	1235 Hyde Park Rd	Alter-Office/Retail/Apt Complex-Interior Alteration To A Residential Unit. Condit	0	300,000
Cassens Transport Ulc	1237 Green Valley Rd	Erect-Gymnasia-Erect Fitness Canteen/Tire Storage, Motor Vehicle	0	2,200,000
1106193 Ontario Limited	1257 Huron St	Alter-Warehousing-Alter For Inspection Trench	0	180,000
Kilialy Shopping Centre Inc	1285 Kilialy Rd	Add-Garage For Apartment Building-Apt- Alter To Repair Parking Garage Ftr	0	139,442
Sifton Properties Limited Sifton Properties Limited	1311 Riverbend Rd	Alter-Convenience Store-Interior Alteration For Convenience Store/Sandwic	0	125,000
Wonderland Commercial Centre Inc	1371 Beaverbrook Ave	Alter-Medical Offices-Interior Alteration For Animal Clinic	0	370,000
Wonderland Commercial Centre Inc	1375 Beaverbrook Ave	Alter-Retail Store-Interior Alter For A Tenant Fitout.	0	300,000
Drewo Development Corp	1460 Beaverbrook Ave	Alter-Offices-Cm - Interior Alteration For Rexal Store And Clni	0	500,000
Boys' And Girls' Of London	184 Horton St E	Install-Apartment Building-Ra - Install New Congeneration Unit And Tile Into M	0	250,000
Bim Foundation Real Estate Management (2008) Ltd	2020 Hyde Park Rd	Install-Clubs, Non Residential-Cm- Install Elevator At The Existing Boys And Girl	0	200,000
The Ironstone Building Company Inc.	2070 Meadowgate Blvd A	Alter-Second Hand Goods Shop-Cm - Interior Alteration To Thrift Store.	0	500,000
2292093 Ontario Inc	2360 Auto Mall Ave	Erect-Townhouse - Condo-Erect New Rl - 3 Storey, 1 Car Garage, 3 Bedroom,	4	917,997
Magnificent (1865512 Ont Inc) Magnificent Homes	2619 Sheffield Blvd 23	Add-Automobile Sales & Service-Add Mezzanine Offices Within Car Dealer Offices S	0	215,000
Magnificent (1865512 Ont Inc)	2619 Sheffield Blvd 25	Erect-Townhouse - Cluster Sdd-Erect New Townhouse Cluster Sdd, 2 Storey, 2 Car G	1	433,800
Magnificent (1865512 Ont Inc) Magnificent Homes	2619 Sheffield Blvd 27	Erect-Townhouse - Cluster Sdd-Erect New Townhouse Cluster Sdd, 2 Storey, 2 Car G	1	365,400
Magnificent (1865512 Ont Inc)	2619 Sheffield Blvd 29	Erect-Townhouse - Cluster Sdd-Erect 2 Storey, 2 Car Garage, 4 Bedroom, Unfinishe	1	433,800
Stour Holdings Inc.	2619 Sheffield Blvd 31	Erect-Townhouse - Cluster Sdd-Erect New Townhouse Cluster Sdd, 2 Storey, 2 Car G	1	364,500
1865512 Ontario Inc.	2619 Sheffield Blvd 31	Erect-Townhouse - Cluster Sdd-Erect New Townhouse Cluster Sdd, 2 Storey, 2 Car Garage, 4	1	291,600
Sifton Properties Limited Sifton Properties Limited	2646 Sandra Post Cres	Erect-Townhouse - Cluster Sdd-Erect 1 Storey, 2 Car Garage, 4 Bedrooms, Partial	1	347,200
St Joseph's Health Care London C/O Facilities Planning	268 Grosvenor St	Alter-Hospitals-Instit- Alter Kitchen Area In Mount Hope Building	0	110,000
Wonderland Power Center (Holdings) Inc	3200 Wonderland Rd S	Alter-Offices-Cm - Interior Alter For Office. Ftr Fpo Shell On	0	195,000
828421 Ontario Inc.	3270 Singleton Ave 23	Erect-Townhouse - Cluster Sdd-Erect New Townhouse Cluster Sdd, 2 Storey, 2 Car	1	266,400
Thames Valley District School Board Thames Valley District School Board	328 Springbank Dr	Alter-Schools Elementary, Kindergarten-Alter Interior For Universal Washroom And Fire Ala	0	150,000
London Health Association	339 Windermere Rd	Alter-Hospitals-Instit - Alter For Instrument Washer Replacement.	0	322,080
Carvest Properties Limited	40 York St	Erect-Apartment - Condo-Ra - Erect New 24 Storey Residential Condominium.	216	60,000,000

**City of London - Building Division  
Principal Permits Issued From January 01, 2018 to January 31, 2018**

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Thames Valley District School Board	Thames Valley 525 Dundas St	Alter-Schools Secondary, High, Jr. High-Heat Pump Replacement	0	1,230,000
District School Board				
Thames Valley District School Board	Thames Valley 70 Ponderosa Cres	Install-Schools Elementary, Kindergarten-Replace Fluid Cooler	0	334,000
District School Board				
London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Alter To Replace Instrument Washer. Level 1. Fr	0	168,690
905 Samia Inc.	905 Samia Rd AA	Erect-Townhouse - Condo-Erect New 6 Units Townhouse, Block Aa, Units 133-	6	1,412,600
905 Samia Inc.	905 Samia Rd M	Erect-Townhouse - Condo-Erect New 4 Units Townhouse, Block M, Units 64- 6	4	1,030,400
905 Samia Inc.	905 Samia Rd Z	Erect-Townhouse - Condo-Erect New 6 Units Townhouse, Block Z, Units 130-1	6	1,412,600
Nestle Canada Inc C/O Nestle Ice Cream	980 Wilton Grove Rd	Alter-Plant For Manufacturing-Alter To Construct Raised Platform On Roof Shell	0	228,949
Nestle Canada Inc C/O Nestle Ice Cream	980 Wilton Grove Rd	Alter-Plant For Manufacturing-Relocate Existing Site Services To Prepare Area Fo	0	114,000
<b>Total Permits</b>	<b>41</b>	<b>Units</b>	<b>243</b>	<b>Value 82,124,626</b>

*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**

2292093 Ontario Inc
Motivly Land Inc.

*Commercial permits regardless of construction value.*