



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: May 10, 2018

RE: Monthly Report for April 2018

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

Permit Issuance

By the end of April, 1290 permits had been issued with a construction value of \$380.6 million, representing 960 new dwelling units. Compared to last year, this represents a 5% increase in the number of permits, a 26.4% increase in the construction value and an 8.8% increase in the number of dwelling units.

To the end of April, the number of single and semi-detached dwellings issued were 262, which was a 17.8% decrease over last year.

At the end of April, there were 782 applications in process, representing approximately \$511 million in construction value and an additional 919 dwelling units, compared with 786 applications having a construction value of \$285 million and an additional 822 dwelling units for the same period last year.

The rate of incoming applications for the month of April averaged out to 21.3 applications a day for a total of 427 in 20 working days. There were 69 permit applications to build 69 new single detached dwellings, 23 townhouse applications to build 52 units, of which 14 were cluster single dwelling units.

There were 401 permits issued in April totalling \$114.7 million including 293 new dwelling units.

Inspections

BUILDING

Building Inspectors received 2453 inspection requests and conducted 3015 building related inspections. An additional 1 inspection was completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 13 inspectors, an average of 231 inspections were conducted this month per inspector.

Based on the 2453 requested inspections for the month, 94% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 1297 inspection requests and conducted 1358 plumbing related inspections. An additional 1 inspection was completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 226 inspections were conducted this month per inspector.

Based on the 1297 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:ht
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 April 2018

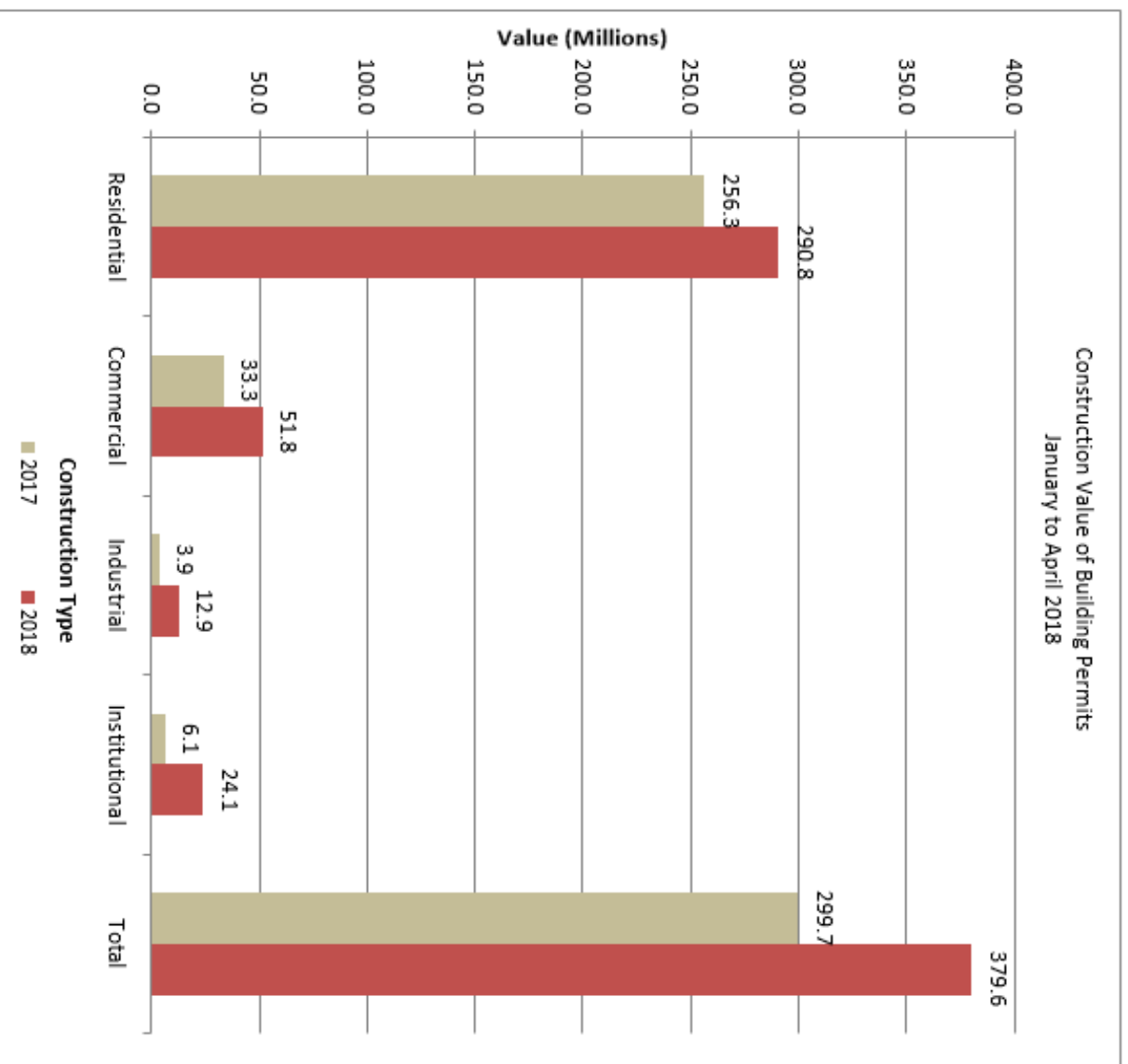
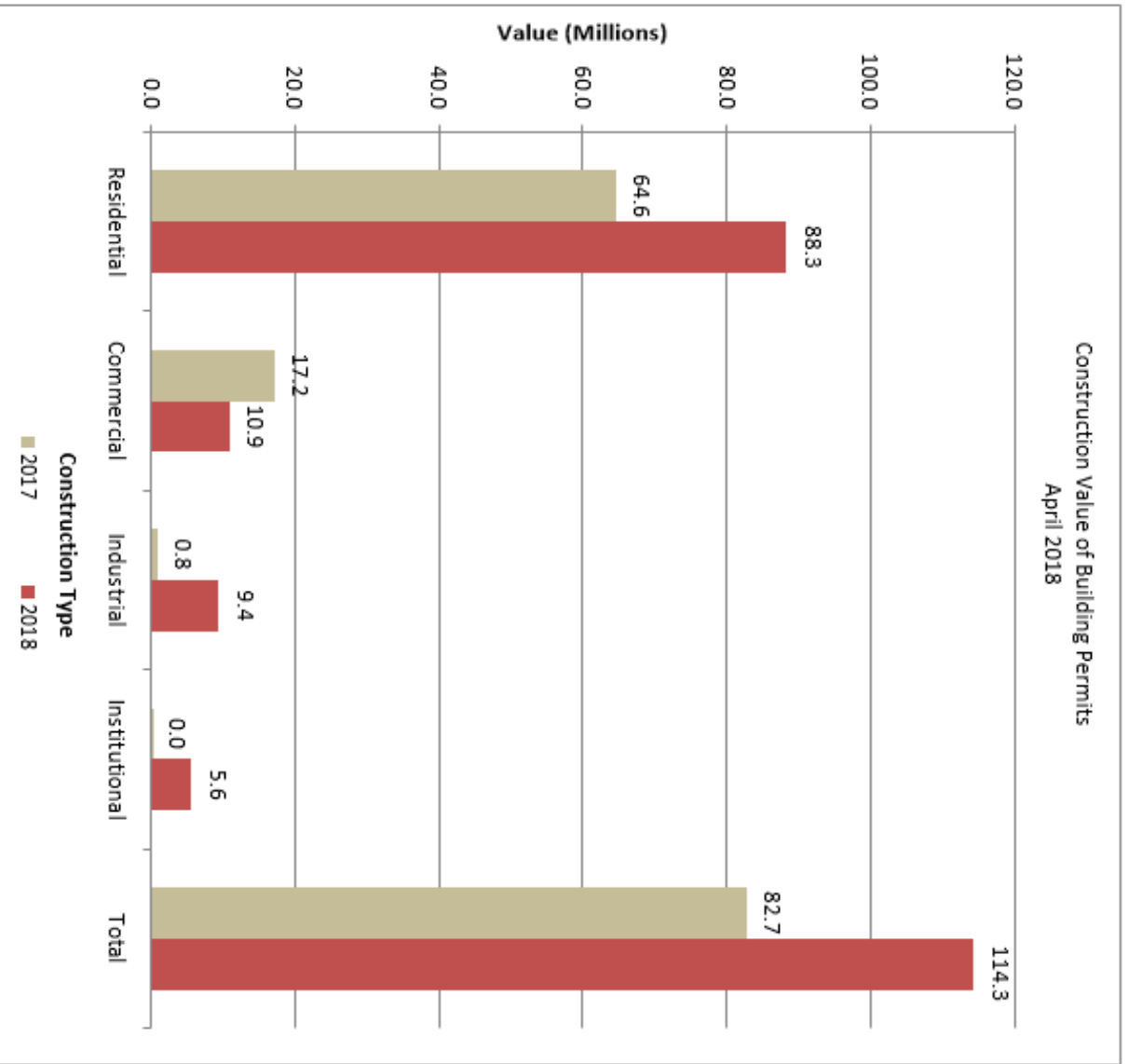
CLASSIFICATION	April 2018			to the end of April 2018			April 2017			to the end of April 2017		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	76	31,342,079	76	262	107,740,246	262	95	36,847,740	95	319	127,382,462	319
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	18	12,902,367	45	64	41,532,794	147	26	18,238,510	77	65	53,628,540	228
DUPLEX, TRIPLEX, QUAD, APT BLDG	2	36,878,400	169	4	124,396,320	532	0	0	0	3	51,556,680	302
RES-ALTER & ADDITIONS	152	7,217,803	3	459	17,111,550	19	131	9,542,473	31	449	23,773,295	33
COMMERCIAL -ERECT	3	4,726,000	0	7	28,861,200	0	1	350	0	3	898,350	0
COMMERCIAL - ADDITION	3	600,718	0	5	1,540,718	0	2	6,672,260	0	6	13,677,260	0
COMMERCIAL - OTHER	36	5,619,300	0	141	21,445,717	0	24	10,494,800	0	100	18,746,000	0
INDUSTRIAL - ERECT	2	8,500,000	0	2	8,500,000	0	0	0	0	0	0	0
INDUSTRIAL - ADDITION	1	140,000	0	2	840,000	0	1	707,400	0	5	2,770,585	0
INDUSTRIAL - OTHER	5	750,000	0	21	3,585,248	0	6	132,250	0	22	1,174,200	0
INSTITUTIONAL - ERECT	0	0	0	0	0	0	0	0	0	0	0	0
INSTITUTIONAL - ADDITION	2	3,050,000	0	3	5,850,000	0	0	0	0	0	0	0
INSTITUTIONAL - OTHER	14	2,555,950	0	70	18,225,300	0	2	45,000	0	28	6,122,600	0
AGRICULTURE	1	50,000	0	1	50,000	0	1	200,000	0	1	200,000	0
SWIMMING POOL FENCES	18	356,038	0	38	717,610	0	19	395,919	0	41	748,812	0
ADMINISTRATIVE	14	68,500	0	38	161,500	0	12	21,900	0	37	248,900	0
DEMOLITION	4	0	1	19	0	12	15	0	10	43	0	33
SIGNS/CANOPY - CITY PROPERTY	1	0	0	3	0	0	1	0	0	14	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	49	0	0	151	0	0	16	0	0	92	0	0
TOTALS	401	114,757,155	293	1,290	380,558,202	960	352	83,298,602	203	1,228	300,927,683	882

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.

May 10, 2018



**City of London - Building Division
Principal Permits Issued From April 01, 2018 to April 30, 2018**

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Kellogg Canada Inc	100 Kellogg Lane	Alter-Amusement Games Establishment-Cm - Change Of Use From Industrial To Commercial	0	1,500,000
1803299 Ontario Inc	100 Kellogg Lane	Alter-Factories-Id- Interior Kitchen Fit-Up For Future Restaurant.	0	400,000
Mc Donald's Restaurants Of Canada Limited	1033 Wonderland Rd S	Alter-Restaurant-Interior & Exterior Renovation For Mcdonalds	0	625,000
Rembrandt Inc Rembrandt Developments (London) Inc.	1061 Eggletrace Dr 160	Erect-Townhouse - Cluster Sdd-Erect - New Cluster Sdd, 2 Storey, 2 Car Garage, 3	1	414,314
Rembrandt Inc Rembrandt Developments (London) Inc.	1061 Eggletrace Dr 190	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 4 Bedrooms,	1	379,800
Rembrandt Inc Rembrandt Developments (London) Inc.	1061 Eggletrace Dr 192	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 5 Bedrooms,	1	446,400
Rembrandt Inc Rembrandt Developments (London) Inc.	1061 Eggletrace Dr 194	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 5 Bedrooms,	1	369,000
White Oaks Mall C/O Bentall Kennedy White Oaks Mall Holdings Ltd	1105 Wellington Rd	Alter-Retail Store-Cm - Alterations To Unit # 247 Dynamite	0	250,000
White Oaks Mall C/O Bentall Kennedy White Oaks Mall Holdings Ltd	1105 Wellington Rd	Alter-Retail Store-Cm - Interior Alter To Unit 251	0	200,000
University Of Western Ontario-Board Of Governors	1137 Western Rd	Add-University-Instlt -- Add To Faculty Of Education Building	0	2,500,000
Valleyview Mennonite Church	1170 Melsandra Ave	Alter-Churches-Alter - Add Washrooms And Install A Lift	0	200,000
Developments Inc	1259 Michael Cir A	Install-Townhouse - Condo-Install - Foundation For Block A, Dpn'S 1261, 1263	0	450,000
Developments Inc	1259 Michael Cir B	Install-Townhouse - Condo-Install - Foundation For Block B- Dpn'S 1269, 1271	0	480,000
Developments Inc	1259 Michael Cir C	Install-Townhouse - Condo-Install - Foundation For Block C - Dpn'S 1277, 127	0	480,000
Developments Inc	1259 Michael Cir D	Install-Townhouse - Condo-Install - Foundation For Block D - Dpn'S 1285, 128	0	480,000
Developments Inc	1259 Michael Cir E	Install-Street Townhouse - Condo-Install Foundation For Townhome Block E	0	480,000
Developments Inc	1259 Michael Cir F	Install-Street Townhouse - Condo-Install Foundation For Townhome Block F	0	480,000
Developments Inc	1259 Michael Cir G	Install-Street Townhouse - Condo-Install Foundation For Townhome Block G	0	495,000
Developments Inc	1259 Michael Cir H	Install-Street Townhouse - Condo-Install Foundation For Townhome Block H	0	480,000
Sifton Limited Sifton Properties Limited	1325 Riverbend Rd	Erect-Apartment Building-Erect 10 Storey Apartment With Mixed Use, Commerci	115	29,678,400
1016747 Inc 1016747 Ontario Inc.	1450 North Wenige Dr 23	Erect-Townhouse - Condo-Erect New Sdd, 2 Car Garage, 2 Storey, Unfinished	1	284,400
Millstone Inc. Millstone Homes Inc.	1468 Byron Baseline Rd	Erect-Townhouse - Cluster Sdd-Erect - 2 Storey, 2 Car Garage, 4 Bedrooms, Unfini	1	513,000
2332840 Ontario Inc	1617 Dundas St	Alter-Offices-Interior Alteration For Offices (Vacant) Shop Dra	0	200,000
Cf/Realty Holdings Inc C/O Cadillac	1680 Richmond St	Alter-Retail Store-Alter - Cm - Interior Alter For Swarovski, Unit L0	0	498,000
Fairview Corp	1680 Richmond St	Alter-Retail Store-Comm- Alter To Renovate Entrance #5 On East Side O	0	260,000
Cf/Realty Holdings Inc C/O Cadillac	1680 Richmond St	Alter-Retail Store-Comm- Alter To Renovate Entrance #5 On East Side O	0	260,000
Fairview Corp	1705 Wharmcliffe Rd S	Alter-Retail Store-Cm- Interior Alter Part Of Showroom, Fr Fpo	0	175,000
Hully Gully Limited	1710 Ironwood Rd 33	Erect-Townhouse - Cluster Sdd-Erect - 1 Storey, 2 Car Garage, 3 Bedroom, Finishe	1	437,000
The Ridge At Byron Inc.	1710 Ironwood Rd 37	Erect-Townhouse - Cluster Sdd-Erect 1 Storey, 2 Car Garage, 3 Bedrooms, Finished	1	545,000
Domain Developments	1800 Hyde Park Rd	Add-Office Complex (Retail/Office)-Cm- Addition To Existing Building For Az, D/E Use	0	545,718
1904812 Ontario Limited	200 Villagewalk Blvd	Alter-Offices-Interior Alteration For Office Building - Level 2	0	300,000
Forest Park (Fanshawe Ridge)	2040 Shore Rd V	Erect-Townhouse - Condo-Erect 5 Unit Block V - Units 85, 86, 87, 88, 89, D	5	1,088,890
Limited	2070 Meadowgate Blvd F	Erect-Townhouse - Condo-Erect - Townhouse Condo - Block F - 8 Unit - Dpn,	8	2,342,163
Ironstone Company Inc. Ironstone Building Company Inc.	2070 Meadowgate Blvd G	Erect-Townhouse - Condo-Erect - New Townhouse Block G, 8 Units, 3 Storey,	8	2,341,800
Ironstone Company Inc. Ironstone Building Company Inc.	2290 Torrey Pines Way 18	Erect-Townhouse - Cluster Sdd-Erect 1 Storey, 2 Car Garage, 4 Bedrooms, Finished	1	293,400
Legacy Of Upper Richmond Village Inc	24 Swiftsure Ct	Erect-Warehousing-Erect Warehouse Building Separate Permit To Be Su	0	1,000,000

Permits_Issued_Greater_100000_Construction value

**City of London - Building Division
Principal Permits Issued From April 01, 2018 to April 30, 2018**

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Station Park Parking Inc	244 Pall Mall St	Alter-Offices-Cm- Repairs To Existing Parking Garage/Structure	0	226,000
Foxwood Building Corporation	2910 Tokala Trail B	Erect-Townhouse - Condo-Erect New 4 Unit Townhouse Bldg B, Dpns 7.9,11, 13	4	778,400
Foxwood Building Corporation	2910 Tokala Trail D	Erect-Townhouse - Condo-Erect New 4 Unit Townhouse Bldg D, Dpns 21,23,25,2	4	778,400
Dr. Oetker Canada Ltd.	3100 Nova Crt	Install-Plant For Manufacturing-Id - Install New Wash Platform	0	240,000
-Millar Pinpoint Publications Limited	32 Albion St	Alter-Office/Retail/Apt Complex-Cm- Interior Alteration To Upper Floor Residential	0	125,000
2585306 Inc. 2585306 Ontario Inc.	3260 Singleton Ave E	Erect-Townhouse - Condo-Erect - Townhouse Block - 4 Unit - 3 Storey, 1 Car	4	966,200
1016747 Inc 1016747 Ontario Inc.	3270 Singleton Ave 28	Erect-Townhouse - Cluster Sdd-Erect 2 Storey, 2 Car Garage, 3 Bedrooms, Unfinish	1	320,400
1016747 Inc 1016747 Ontario Inc.	3270 Singleton Ave 30	Erect-Townhouse - Cluster Sdd-Erect New Townhouse Cluster Sdd, 2 Storey, 2 Car G	1	293,400
1016747 Inc 1016747 Ontario Inc.	3270 Singleton Ave 6	Erect-Townhouse - Cluster Sdd-Erect 2 Storey, 2 Car Garage, 3 Bedroom, Unfinishe	1	320,400
Lift Depot	331 Sovereign Rd	Add-Workshop-Id - Add For Storage Mezzanine (87m2) And Alter F	0	140,000
First London East Developments Inc First London East Developments Inc	332 Clarke Rd	Alter-Retail Plaza-Alter Interior Alteration For Wireless Phone Deale	0	130,000
1699259 Ontario Limited	3325 Wonderland Rd S	Erect-Retail Plaza-Erect 2 Unit Retail Plaza Buy Baby Store. Ffr	0	2,600,000
London Health Association	339 Windermere Rd	Alter-Hospitals-Is - Interior Alteration To Room C5-127, 5th Floor	0	700,000
London Health Association	339 Windermere Rd	Alter-Hospitals-Is- Interior Alterations To The Pathology Offices,	0	150,000
Union St Holding Inc.	4414 Castleton Rd	Erect-Warehousing-Erect Warehouse With Office Space	0	7,500,000
Ol	487 Hamilton Rd	Alter-Convenience Store-Interior Alter For Change Of Use From Repair Garag	0	150,000
Ol	515 Richmond St	Alter-Office Complex (Retail/Office)-Install Water Service & Rearrange Interior Plumbin	0	150,000
Peter Walsh 1803096 Ontario Inc	623 Wellington Rd	Erect-Carwash-Erect New Jifty Lube And Carwash Shell Only ? Se	0	1,272,000
Thames Valley District School Board Thames Valley District School Board	695 Chiddington Ave	Alter-Schools Elementary, Kindergarten-Alter - New Interior Ramps And Accessible Washroo	0	341,000
London City	746 Wellington Rd	Add-Municipal Buildings-Is - Add And Alter To Existing Building	0	550,000
Homes Unlimited (London) Inc Homes Unlimited (London) Inc.	770 Whetter Ave	Erect-Apartment Building-Erect 4 Storey Apartment Building. Ffr Fpo Found	54	7,200,000
Roman Catholic Episcopal Corporation Of The Diocese Of London In Ontario	799 Homeview Rd	Alter-Clubs, Recreational Facilities-Is- Interior Alter For New Vestibule, Mechanical U	0	1,025,500
Roman Catholic Episcopal Corporation Of The Diocese Of London In Ontario	806 Victoria St	Erect-Funeral Home-Comm- Erect Mausoleum Ffr	0	854,000
Total Permits	58	Units	214	Value 78,412,985

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

Domain Developments	147 Wortley Rd Inc			
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Permits_Issued_Greater_100000_Construction value

City of London - Building Division
Principal Permits Issued From April 01, 2018 to April 30, 2018

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Keillogg Canada Inc C/O Glenn Forrester				
Mc Donald's Restaurants Of Canada Limited				
Wellington Mcgw Limited				
London City				
1699259 Ontario Limited				

Commercial permits regardless of construction value.