



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: January 26, 2018

RE: Monthly Report for December 2017

Attached are the Building Division's monthly report for December 2017 and copies of the Summary of the Inspectors' Workload reports. Also included is a permit summary for the years 2014 to 2017 as well as Development Service Measures Comparison as received from Paul Yeoman.

Permit Issuance

By the end of December, 5,014 permits had been issued with a construction value of approximately \$1.12 billion, representing 2,512 new dwelling units. Compared to last year, this represents a 6.4% increase in the number of permits, a 20.3% decrease in the construction value and a 19% decrease in the number of dwelling units.

To the end of December, the number of single and semi-detached dwellings issued were 1,038, which was a 24.9% increase over last year.

The rate of incoming applications for the month of December averaged out to 15.5 applications a day for a total of 355 in 15.5 working days. There were 107 permit applications to build 107 new single detached dwellings, 42 townhouse applications to build 171 units, of which 9 were cluster single dwelling units.

There were 239 permits issued in December totalling \$38 million including 82 new dwelling units.

Inspections

BUILDING

Building Inspectors received 1,930 inspection requests and conducted 2,453 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 204 inspections were conducted this month per inspector.

Based on the 1,930 requested inspections for the month, 85% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 865 inspection requests and conducted 1,022 plumbing related inspections. 1 inspection was completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 170 inspections were conducted this month per inspector.

Based on the 865 requested inspections for the month, 94% 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

Comparative Development Services Measures – 2013 - 2017:
December 31, 2017

Activity	2013	2014	2015	2016	2017	5 Year Avg.
Subdivision Applications	5	6	5	9	3	6
Subdivision Registrations	11	6	13	9	16	11
Condominium Applications	15	22	26	16	11	18
Consent Applications	45	37	52	49	53	47
Site Plan Control Applications	131	120	117	113	125	121
Minor Variances	230	155	180	176	204	189
Removal of Holding Provisions	35	21	26	32	35	30

CITY OF LONDON

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

CLASSIFICATION	December 2017				to the end of December 2017				December 2016				to the end of December 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 FAMILY DWELLINGS	36	15,412,640	36	1,038	426,444,937	1,038	51	19,895,558	51	881	344,482,223	881	2	262,400	2	
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOWNHOUSES	20	11,618,650	41	254	185,717,183	752	7	6,496,240	30	180	123,876,860	537	180	123,876,860	537	
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	9	143,730,260	665	1	8,260,000	61	21	335,744,420	1,663	21	335,744,420	1,663	
RES-ALTER & ADDITIONS	81	2,470,274	5	1,991	66,455,732	57	80	2,899,351	0	1,775	67,915,546	20	1,775	67,915,546	20	
COMMERCIAL - ERECT	0	0	0	23	50,775,442	0	2	14,432,000	0	19	66,340,608	0	19	66,340,608	0	
COMMERCIAL ADDITION	0	0	0	11	15,533,460	0	1	697,400	0	20	21,371,682	0	20	21,371,682	0	
COMMERCIAL - OTHER	31	5,185,500	0	401	87,861,322	0	25	2,668,825	0	494	98,407,720	1	494	98,407,720	1	
INDUSTRIAL - ERECT	1	600,000	0	8	7,277,476	0	0	0	0	5	10,315,697	0	5	10,315,697	0	
INDUSTRIAL - ADDITION	0	0	0	15	15,835,475	0	1	1,915,900	0	14	27,227,180	0	14	27,227,180	0	
INDUSTRIAL - OTHER	5	492,000	0	72	10,121,910	0	7	1,687,000	0	61	16,141,500	0	61	16,141,500	0	
INSTITUTIONAL - ERECT	0	0	0	4	71,121,560	0	0	0	0	11	141,517,800	0	11	141,517,800	0	
INSTITUTIONAL - ADDITION	0	0	0	2	1,913,000	0	0	0	0	8	106,342,600	0	8	106,342,600	0	
INSTITUTIONAL - OTHER	9	2,194,700	0	167	35,365,123	0	11	943,106	0	184	41,962,134	0	184	41,962,134	0	
AGRICULTURAL	0	0	0	3	520,000	0	0	0	0	7	3,471,820	0	7	3,471,820	0	
SWIMMING POOL FENCES	1	3,060	0	214	4,228,398	0	1	8,880	0	225	4,167,822	0	225	4,167,822	0	
ADMINISTRATIVE	17	80,000	0	201	904,200	0	6	0	0	206	571,675	0	206	571,675	0	
DEMOLITION	2	0	2	116	0	73	1	0	0	99	0	65	99	0	65	
SIGNS/CANOPY - CITY PROPERTY	2	0	0	37	0	0	2	0	0	32	0	0	32	0	0	
SIGNS/CANOPY - PRIVATE PROPERTY	34	0	0	448	0	0	33	0	0	468	0	0	468	0	0	
TOTALS	239	38,056,824	82	5,014	1,123,805,479	2,512	229	59,904,260	142	4,712	1,410,119,686	3,104	4,712	1,410,119,686	3,104	

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

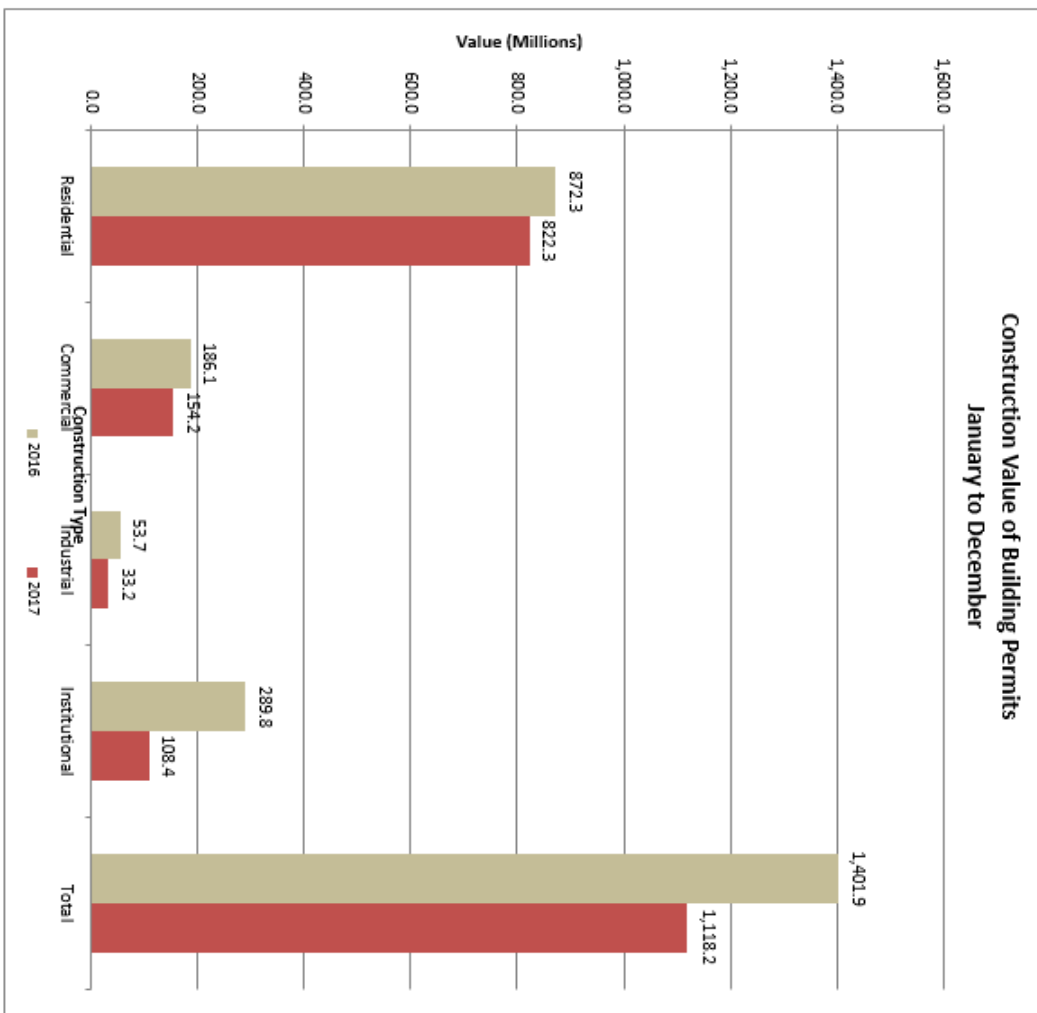
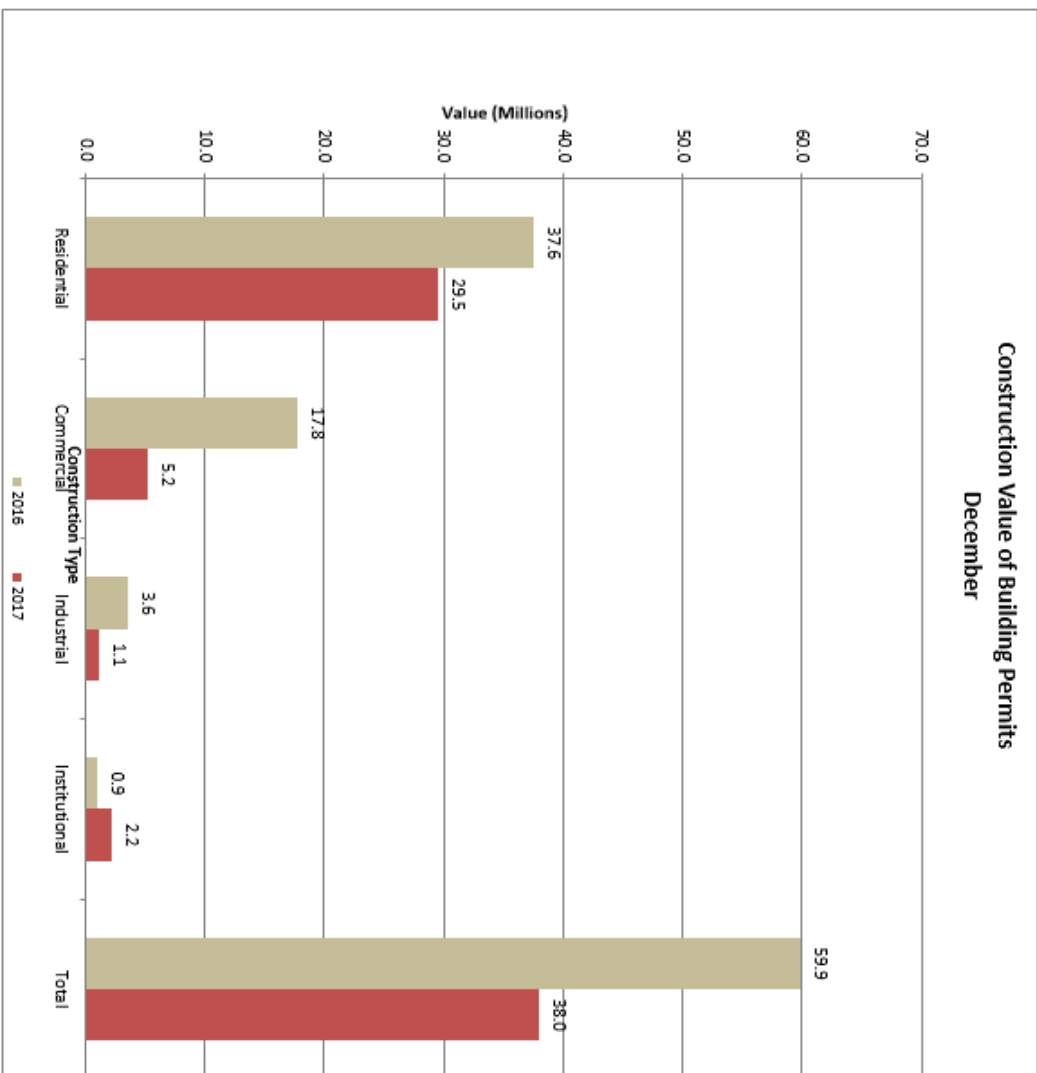
2) Mobile Signs are no longer reported.

3) Construction Value has been rounded up.

January 12, 2018

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



BUILDING PERMIT ACTIVITY SUMMARY 2014-2017

CLASSIFICATION	2014		2015		2016		2017	
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE
SINGLE FAMILY DWELLINGS	691	259,855,108	628	229,731,702	881	344,482,223	1,038	426,444,937
SEMI DETACHED DWELLINGS	2	562,000	2	1,074,020	2	262,400	0	0
TOWNHOUSES	195	125,907,971	139	84,529,720	180	123,876,860	254	185,717,183
DUPLEX, TRIPLEX, QUAD, APT BLDG	14	165,293,830	6	54,193,710	21	335,744,420	9	143,730,260
RES-ALTER & ADDITIONS	1,573	49,503,983	1,720	63,370,293	1,775	67,915,546	1,991	66,455,732
RESIDENTIAL - TOTALS	2,475	601,122,892	2,495	432,899,445	2,859	872,281,448	3,292	822,348,113
COMMERCIAL - ERECT	36	37,054,070	27	54,795,200	19	66,340,608	23	50,775,442
COMMERCIAL ADDITION	19	19,288,280	10	6,245,200	20	21,371,682	11	15,533,460
COMMERCIAL - OTHER	356	39,321,847	402	69,037,359	494	98,407,720	401	87,861,322
COMMERCIAL - TOTAL	411	95,664,197	439	130,077,759	533	186,120,010	435	154,170,224
INDUSTRIAL - ERECT	4	9,279,300	7	6,608,335	5	10,315,697	8	7,277,476
INDUSTRIAL - ADDITION	20	10,443,883	9	8,160,200	14	27,227,180	15	15,835,475
INDUSTRIAL - OTHER	52	4,283,764	52	7,312,455	61	16,141,500	72	10,121,910
INDUSTRIAL - TOTAL	76	24,006,947	68	22,080,990	80	53,684,377	95	33,234,861
INSTITUTIONAL - ERECT	10	34,251,090	7	36,651,080	11	141,517,800	4	71,121,560
INSTITUTIONAL - ADDITION	24	17,686,680	14	47,429,582	8	106,342,600	2	1,913,000
INSTITUTIONAL - OTHER	164	40,904,600	148	39,601,504	184	41,962,134	167	35,365,123
INSTITUTIONAL - TOTAL	198	92,842,370	169	123,682,166	203	289,822,534	173	108,399,683
OVERALL TOTALS	3,160	813,636,406	3,171	708,740,360	3,675	1,401,908,369	3,995	1,118,152,881
TOTAL RESIDENTIAL UNITS	2,051		1,289		3,104		2,512	

NOTE: DOES NOT INCLUDE ADMINISTRATIVE, AGRICULTURAL AND DEMOLITION PERMITS

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
1803299 Inc 1803299 Ontario Inc.	1 Jacksway Cres 106	Alter-Apartment Building-Apt - Alter For Retaining Walls And Guards, Frr S	0	160,000
North London Medical Centre	1000 Clarke Rd	Install-Warehousing-Install Sprinkler System To Replace/Upgrade From E	0	250,000
Harvest Power Mustang Generation Ltd.	1055 Fanshawe Park Rd W 110	Alter-Medical Offices-Alter Interior For Medical Offices, Unit 202	0	600,000
Salon Cyan Inc	1087 Green Valley Rd	Erect-Plant For Manufacturing-Erect Shell Industrial Building - Pre Manufactured	0	600,000
Sifton Properties Limited Sifton Properties Limited	115 Dundas St	Alter-Beauty Parlours-Cm- Alter Interior To Expand Salon On Second Floor	0	200,000
1803299 Ont. Inc.	1166 Riverbend Rd	Erect-Townhouse - Cluster Sdd-Erect - Townhouse Cluster - 1 Storey, 2 Car Garage	1	399,000
Sifton Properties Limited Sifton Properties Limited	1285 Hubrey Rd	Install-Warehousing-Id - Upgrade Sprinkler System Frr Fpo	0	139,000
London City	1295 Riverbend Rd	Alter-Offices-Alter Interior To Suite 200 - Medpoint - Issued Sh	0	250,000
Wonderland Commercial Centre Inc	130 King St	Alter-Outdoor Rinks/Swimming Pools-Cm - Alter To Add Indoor Vestibule In The Machiner	0	450,000
	1371 Beaverbrook Ave	Alter-Resaurant -Cm - Interior Alteration For "Firehouse Subs Rest	0	200,000
	1456 Byron Baseline Rd	Erect-Townhouse - Cluster Sdd-Erect - New Cluster Sdd, 2 Storey, 4 Bedroom, 2 Ca	1	587,200
	15 Jacksway Cres 101	Alter-Apartment Building-Apt- Alter For Retaining Walls And Guards; Shell O	0	160,000
Hully Gully Limited	1629 Wharncliffe Rd S	Alter-Automobile Sales & Service-Alter Interior And Exterior Cladding For Car Deale	0	600,000
Sifton Properties Limited Sifton Properties Limited	1646 Ed Ervasti Lane	Erect-Townhouse - Cluster Sdd-Erect - 1 Storey, 2 Car Garage + Buggy Park, 3 Bed	1	413,400
Sifton Properties Limited Sifton Properties Limited	1660 Ed Ervasti Cres A	Erect-Townhouse - Condo-Erect - 3 Unit Rt Block - 1 Storey, 2 Car Garages,	3	656,600
Sifton Properties Limited Sifton Properties Limited	1660 Ed Ervasti Cres B	Erect-Townhouse - Condo-Erect - 3 Unit Rt Block - 1 Storey, 2 Car Garages,	3	672,000
Sifton Properties Limited Sifton Properties Limited	1660 Ed Ervasti Cres C	Erect-Townhouse - Condo-Erect - 3 Unit Rt Block - 1 Storey, 2 Car Garages,	3	672,000
Sifton Properties Limited Sifton Properties Limited	1660 Ed Ervasti Cres G	Erect-Townhouse - Condo-Erect - 3 Unit Rt Block - 1 Storey, 2 Car Garages,	3	672,000
C/Realty Holdings Inc C/O Cadillac	1680 Richmond St	Alter-Retail Store-Comm - Alt Interior For Fido Store In Unit L029a	0	160,000
Fairview Corp	1710 Ironwood Rd 39	Erect-Townhouse - Cluster Sdd-Erect - Cluster Sdd - New 1 Storey, 2 Car Garage,	1	570,000
Mc Donald's Restaurants Of Canada Limited	1950 Dundas St	Alter-Resaurant -Cm - Alt Interior Of Existing Mcdonalds	0	235,000
Forest Park (Riverside) Ltd	2040 Shore Rd R	Erect-Townhouse - Condo-Erect 4 Unit Townhouse Building R. Dpr'S 104, 106,	4	894,450
1610341 Ontario Inc	240 Waterloo St	Alter-Offices-Cm - Interior Alter For Office Unit 104, Frr	0	127,000
Sifton Properties Limited Sifton Properties Limited	2411 Moe Norman Way	Erect-Townhouse - Cluster Sdd-Erect - Rt Cluster - 1 Storey, 2 Car Garage, 2 Bed	1	369,000
London Life Insurance Company	255 Dufferin Ave	Alter-Offices-Alter To Install New Walk-In Freezers In The Cafet	0	210,000
1865512 Inc 1865512 Ontario Inc	2619 Sheffield Blvd 33	Erect-Townhouse - Cluster Sdd-Erect 2 Storey, 2 Car Garage, 4 Bedrooms, Unfini	1	349,000
Magnificent (1865512 Ont Inc) Magnificent Homes	2619 Sheffield Blvd 35	Erect-Townhouse - Cluster Sdd-Erect 2 Storey, 2 Car Garage, 4 Bedroom, Unfinishe	1	349,200
(1865512 Ont Inc)	2910 Tokala Trail A	Erect-Townhouse - Condo-Erect New 3 Unit Townhouse, Building A, Units 1-3	3	590,800
Foxwood Developments London Inc. Foxwood Developments London Inc.	298 Piccadilly St	Add-Duplex-Add - Proposed Secondary Dwelling Unit - Rear 2 St	1	214,200
London City	300 Dufferin Ave	Alter-Municipal Buildings-Is - Interior Renovation To Existing Legal Demapt	0	300,000
1016747 Inc 1016747 Ontario Inc.	3270 Singleton Ave 20	Erect-Townhouse - Cluster Sdd-Erect Sdd 1 Storeys, 2 Car Garages, 3 Bedrooms, Pa	1	211,400
1016747 Inc 1016747 Ontario Inc.	3270 Singleton Ave 26	Erect-Townhouse - Cluster Sdd-Erect Sdd 1 Storey, 2 Car Garage, 2 Bedrooms, Part	1	192,600
	3319 Wonderland Rd S	Alter-Retail Store-Cm- Alter Interior For Structure Frr Shell	0	485,000
Petras Holdings Limited	431 Richmond St	Alter-Community College-Interior Office Second Floor For Fanshawe College.	0	380,000
Alma Hurst Holdings Limited	4380 Wellington Rd S	Alter-Recreation Centre-Cm - Interior Alter For Flying Squirrel, Shell Onl	0	700,000
	460 Adelaide St N	Alter-Triplex-Ra - Alter Existing Triplex	0	150,000
	5 Jacksway Cres 116	Alter-Apartment Building-Apt - Alter For Retaining Walls & Guards; Frr She	0	160,000
	567 Rosecliffe Terr 14	Erect-Townhouse - Cluster Sdd-Erect - Cluster Sdd - New 2 Storey, 2 Car Garage,	1	561,600

Permits_Issued_Greater_100000_Construction value

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
	567 Rosecliffe Terr 38	Erect-Townhouse - Cluster Sdd-Erect 2 Storey, 2 Car Garage, 4 Bedrooms, Unfinish	1	608,400
	Management Board Secretariat Co/lo	Alter-Care Facility-Alter Interior For Cpri Thameswood Bldg. B3 Classi	0	600,000
Property And Land Management	600 Sanatorium Rd			
Fathi Holdings Corporation	620 Richmond St	Alter-Retail Plaza-Cm- Alterations To Interior To Add 6 No Change Roo	0	150,000
	1822094 Ontario Inc	Erect-Townhouse - Cluster Sdd-Erect 1 Storey, 3 Car Garage, 2 Bedrooms, Partiall	1	397,200
	7091 Clayton Walk 32			
Canada Trust Company Atrn. Lease & Tax Admin. Dep.	745 York St	Alter-Offices-Alter To Replace Cooling Tower. Frt	0	200,000
	800 Commissioners Rd E	Alter-Hospitals-Dishwasher Replacement Renovation> Frt Fpo	0	440,000
London Health Sciences Centre	800 Commissioners Rd E	Install-Hospitals-Is- Install North Tower Booster Pumps. Frt	0	375,000
London Health Sciences Centre	9 Jacksway Cres 113	Alter-Apartment Building-Apt - Alt. For Retaining Walls And Guards. Shell O	0	160,000
	905 Samia Inc.	Erect-Townhouse - Condo-Erect New 6 Units Townhouse, Block J, Units 50- 5	6	1,422,400
	905 Samia Rd J			
	905 Samia Rd K	Erect-Townhouse - Condo-Erect New 4 Units Townhouse, Block K, Units 56- 5	4	1,030,400
Partners Reit	983 Wellington Rd	Alter-Amusement Games Establishment-Comm. Alter - Interior Alteration For Virtual Gami	0	162,000

Total Permits 49 Units 42 Value 20,435,850

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**

Commercial permits regardless of construction value.