



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:** June 25, 2018

**RE: Monthly Report for May 2018**

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

### **Permit Issuance**

By the end of May, 1,832 permits had been issued with a construction value of approximately \$466 million, representing 1,180 new dwelling units. Compared to last year, this represents a 0.4% decrease in the number of permits, an 8.3% increase in the construction value and a 2.9% increase in the number of dwelling units.

To the end of May, the number of single and semi-detached dwellings issued were 323, which was a 30.8% decrease over last year.

At the end of May, there were 559 applications in process, representing approximately \$431 million in construction value and an additional 746 dwelling units, compared with 701 applications having a construction value of \$345 million and an additional 846 dwelling units for the same period last year.

The rate of incoming applications for the month of May averaged out to 23.3 applications a day for a total of 513 in 22 working days. There were 50 permit applications to build 50 new single detached dwellings, 8 townhouse applications to build 8 units, of which 8 were cluster single dwelling units.

There were 542 permits issued in May totalling \$85.7 million including 220 new dwelling units.

### **Inspections**

#### **BUILDING**

*Building Inspectors* received 2,427 inspection requests and conducted 3,743 building related inspections. No inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 12 inspectors, an average of 304 inspections were conducted this month per inspector.

Based on the 2,427 requested inspections for the month, 93% were achieved within the provincially mandated 48 hour time allowance.

#### **PLUMBING**

*Plumbing Inspectors* received 1,313 inspection requests and conducted 1,845 plumbing related inspections. Zero inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 7 inspectors, an average of 264 inspections were conducted this month per inspector.

Based on the 1,313 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 May 2018

CLASSIFICATION	May 2018		to the end of May 2018		May 2017		to the end of May 2017	
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE
SINGLE DETACHED DWELLINGS	61	25,322,884	323	133,063,130	323	0	467	188,331,564
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0
TOWNHOUSES	35	27,764,400	99	69,297,194	280	0	92	79,529,346
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	246,400	5	124,642,720	534	0	3	51,556,680
RES-ALTER & ADDITIONS	246	8,494,526	705	25,606,076	43	0	705	52,102,116
COMMERCIAL -ERECT	5	7,086,888	12	35,948,088	0	0	4	1,426,350
COMMERCIAL - ADDITION	3	5,335,000	8	6,875,718	0	0	6	13,677,260
COMMERCIAL - OTHER	53	6,414,300	194	27,860,017	0	0	142	26,020,123
INDUSTRIAL - ERECT	0	0	2	8,500,000	0	0	0	0
INDUSTRIAL - ADDITION	0	0	2	840,000	0	0	7	4,349,585
INDUSTRIAL - OTHER	7	1,034,600	28	4,619,848	0	0	27	1,608,100
INSTITUTIONAL - ERECT	0	0	0	0	0	0	0	0
INSTITUTIONAL - ADDITION	0	0	3	5,850,000	0	0	0	0
INSTITUTIONAL - OTHER	32	3,372,300	102	21,597,600	0	0	43	9,797,500
AGRICULTURE	0	0	1	50,000	0	0	1	200,000
SWIMMING POOL FENCES	30	647,550	68	1,365,159	0	0	78	1,471,083
ADMINISTRATIVE	9	17,000	47	178,500	0	0	58	279,625
DEMOLITION	19	0	38	0	18	0	51	0
SIGNS/CANOPY - CITY PROPERTY	3	0	6	0	0	0	15	0
SIGNS/CANOPY - PRIVATE PROPERTY	38	0	189	0	0	0	141	0
<b>TOTALS</b>	<b>542</b>	<b>85,735,848</b>	<b>1,832</b>	<b>466,294,050</b>	<b>1,180</b>	<b>612</b>	<b>1,840</b>	<b>430,349,333</b>
								<b>1,147</b>

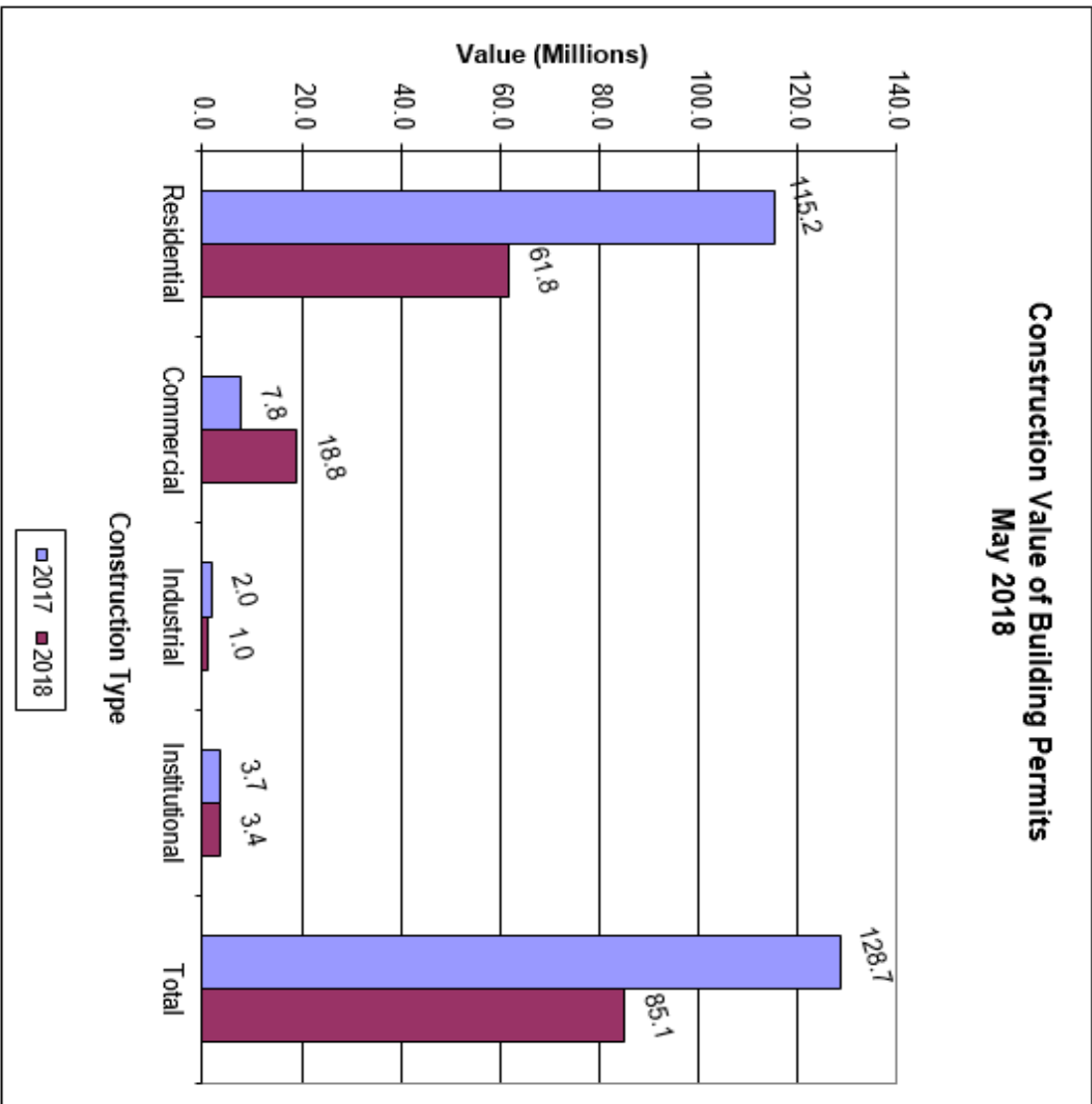
Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.

2) Mobile Signs are no longer reported.

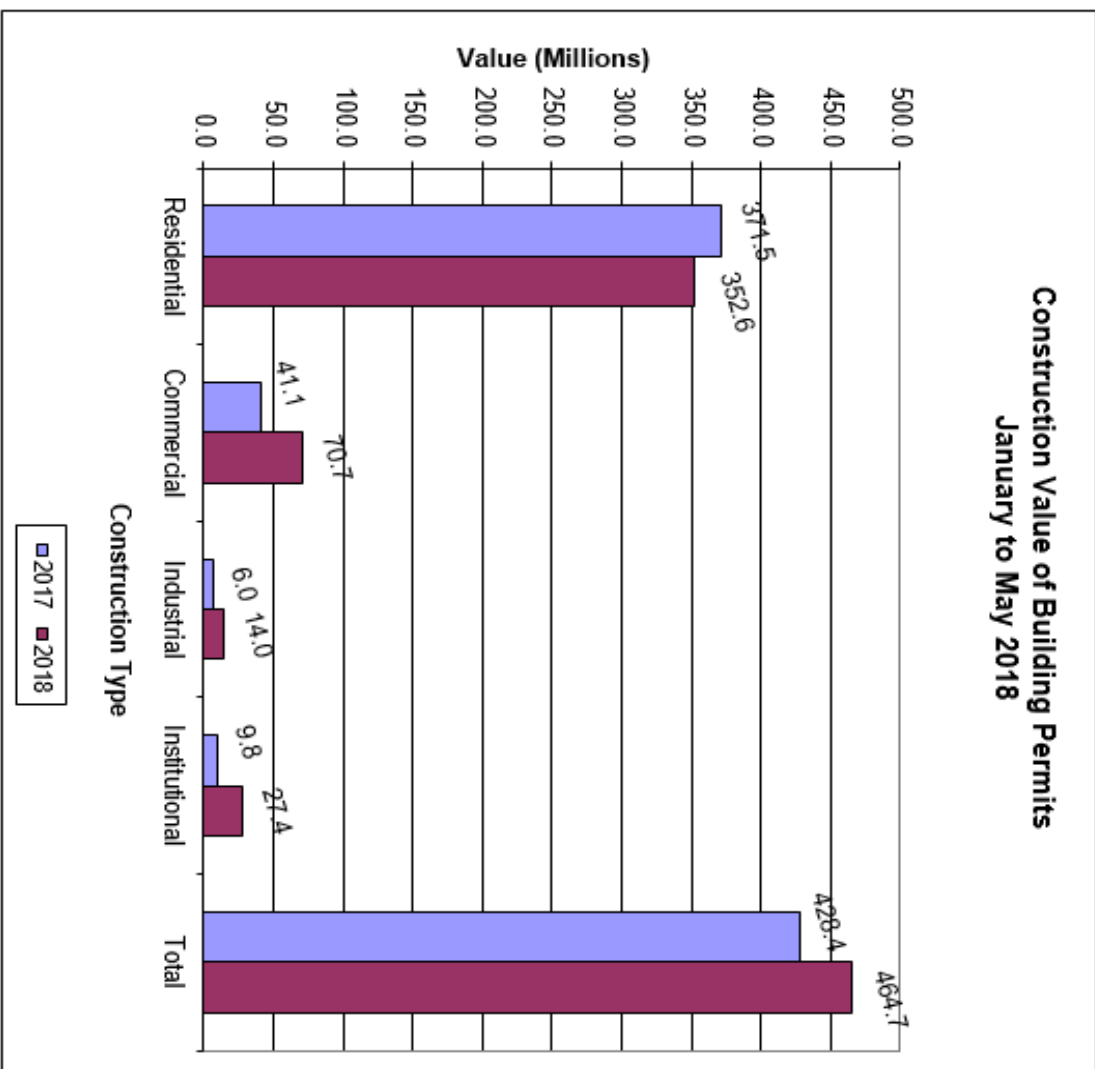
3) Construction Values have been rounded up.

June 20, 2018

**Construction Value of Building Permits  
May 2018**



**Construction Value of Building Permits  
January to May 2018**



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
1803299 Ontario Inc	100 Kellogg Lane	Alter-Distilleries-Interior Alter For New Micro Brewery. Frt Fpo Sh	0	150,000
Michelin Tires (Canada) Ltd Attn: General Counsel	1025 Green Valley Rd	Alter-Warehousing-Warehouse Alter Roof Drainage System And Connect T	0	125,000
703209 Ontario Inc	1035 Whamcliffe Rd S	Add-Automobile Sales & Service-Addition To Showroom And Renovation. Frt Fpo Con	0	5,000,000
North London Medical Centre North London Medical Centre	1055 Fanshawe Park Rd W	Alter-Medical Offices-Cm- Interior Alteration For Tenant Fit Up, Medical	0	950,000
Rembrandt Inc Rembrandt Developments (London) Inc.	1061 Eagletrace Dr 196	Erect-Townhouse - Cluster Sdd-Erect New Townhouse Cluster Sdd, 1 Storey, 2 Car G	1	299,200
Thrive Real Estate Development	1061 Richmond St	Alter-Apartment Building-Ra - Alter To Convert Church To A 9-Unit Apartment	9	200,000
Thames Valley District School Board Thames Valley District School Board	1095 Pond View Rd	Alter-Schools Secondary, High, Jr. High-Is - Interior Alterations And Alterations For Acce	0	170,000
White Oaks Mall CVO Bentall Kennedy White Oaks Mall Holdings Ltd	1105 Wellington Rd	Alter-Retail Store-Cm - Interior Alter To Retail Store Unit (Telus)	0	250,000
Boardwalk Reit Properties	112 Arbour Glen Cres	Alter-Apartment Building-Balcony Concrete Repair And Railing Replacement Fo	0	504,100
Boardwalk Reit Properties	114 Arbour Glen Cres 101	Alter-Apartment Building-Balcony Concrete Repair & Railing Replacement For	0	504,100
London City	1141 Hamilton Rd	Install-Water Filtration-Install - Replace Existing Duct Work And Cut Two O	0	730,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Alter Interior Spencer Engineering Building Struct	0	1,000,000
	1170 Wellington Rd	Erect-Restaurant -Cm - Erect Restaurant Keg Shell Only - Misc. Meta	0	4,000,000
Fusion Homes Fusion Homes	1220 Riverbend Rd E	Erect-Townhouse - Condo-Erect 5 Unit Townhouse Condo Bk E: Unfinished Bas	5	912,000
	124 Dundas St	Add-Office/Retail/Apt Complex-Apt - Add To Building For Future Tenants On Floors	0	320,000
Wastell Developments Inc	1259 Michael Cir A	Erect-Townhouse - Condo-Erect - Townhouse Block - 4 Units - Dpn'S 1261, 12	4	637,000
Wastell Developments Inc	1259 Michael Cir B	Erect-Townhouse - Condo-Erect - Townhouse Block - 4 Units - Dpn'S 1269, 12	4	697,200
Wastell Developments Inc. Wastell Developments Inc.	1259 Michael Cir C	Erect-Townhouse - Condo-Erect 4 Unit Townhouse - 1277, 1279, 1281, 1283	4	488,600
Wastell Developments Inc	1259 Michael Cir D	Erect-Townhouse - Condo-Rt- Townhouse Block - 4 Units - Dpn'S 1285, 1287,	4	693,000
Wastell Developments Inc. Wastell Developments Inc.	1259 Michael Cir E	Erect-Townhouse - Condo-Erect 4 Units, 1293, 1295, 1297 And 1299	4	488,600
Wastell Developments Inc. Wastell Developments Inc.	1259 Michael Cir F	Erect-Townhouse - Condo-Erect 4 Unit Townhouse - 1301, 1303, 1305, 1307	4	488,600
Wastell Developments Inc. Wastell Developments Inc.	1259 Michael Cir G	Erect-Townhouse - Condo-Erect 6 Unit Townhouse - 1309, 1311, 1313, 1315, 1	6	666,000
Wastell Developments Inc. Wastell Developments Inc.	1259 Michael Cir H	Erect-Townhouse - Condo-Erect 4 Unit Townhouse 1321, 1323, 1325, 1327	4	488,600
Wastell Developments Inc. Wastell Developments Inc.	1328 Michael Cir A	Erect-Townhouse - Condo-Erect 6 Unit Townhouse - 1314, 1312, 1310, 1308, 1	6	686,000
London City	1328 Michael Cir A	Install-Street Townhouse - Condo-Install Foundation For Townhome Block A	0	495,000
London City	1328 Michael Cir B	Install-Street Townhouse - Condo-Install Foundation For Townhome Block B	0	495,000
Thames Valley District School Board Thames Valley District School Board	1345 Cheapside St	Install-Arenas-Comm - Install New Storm Sewer And Catch Basins	0	600,000
	1379 Lola St	Alter-Schools Elementary, Kindergarten-Alter - Interior Alters For Ramp And Universal Was	0	300,000
	1448 Adelaide St N	Install-Hairdressing Shop-Construct Parking Lot Including Site Drainage	0	117,000
Millistone Homes Inc.	1464 Byron Baseline Rd	Erect-Townhouse - Cluster Sdd-Erect - 2 Storey, 2 Car Garage, 4 Bedroom, Unfinis	1	500,000
1433506 Ontario Inc C/O Kerry Erle	1589 Fanshawe Park Rd E	Alter-Offices-Alter To Repair Food Damage	0	165,000
n 1700 Hp Inc	1700 Hyde Park Rd	Erect-Retail Plaza-Erect Retail Building On Existing Foundation Shel	0	1,200,000
1307939 Ontario Limited	176 Dundas St	Alter-Auditoria-Cm - Interior Alteration At London Music Hall Site	0	500,000
Century Mews Inc.	194 Dundas St	Alter-Offices-Comm. - Add To And Alter For Office Use *****A Mil	0	1,000,000
Limited	2040 Shore Rd Q	Erect-Townhouse - Condo-Erect New Townhouse Block Q, Dpns, 94, 96, 98, 100,	5	933,340

Permits\_Issued\_Greater\_100000\_Construction value



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Centurion Apartment Properties Inc	205 Oxford St E	Install-Apartment Building-Ra - Fire Alarm Replacement And Audibility Upgrade	0	270,000
Ironstone Company Inc.	2070 Meadowgate Blvd C	Erect-Townhouse - Condo-Erect - Townhouse Block C - 8 Units, 19, 21, 23, 2	8	1,850,000
Ironstone Company Inc.	2070 Meadowgate Blvd D	Erect-Townhouse - Condo-Erect - Townhouse Block D - 6 Units - 35, 37, 39,	6	1,394,400
Ironstone Company Inc.	2070 Meadowgate Blvd E	Erect-Townhouse - Condo-Erect - Townhouse Block E - 6 Units - 47, 49, 51,	6	1,369,000
Legacy Of Upper Richmond Village Inc	2290 Torrey Pines Way 15	Erect-Townhouse - Cluster Sdd-Erect - Townhouse Cluster - 1 Storey, 4 Bedroom, F	1	286,000
Legacy Of Upper Richmond Village Inc	2290 Torrey Pines Way 20	Erect-Townhouse - Cluster Sdd-Erect 1 Storey, 2 Car Garage, 4 Bedroom, Partially	1	333,200
Legacy Of Upper Richmond Village Inc	2290 Torrey Pines Way 9	Erect-Townhouse - Cluster Sdd-Erect - New Cluster Sfd - 1 Storey, 2 Car Garage,	1	334,000
2615650 Ontario Inc	2350 Dundas St	Erect-Automobile Service Station-Erect Store And Gas Station	0	668,888
Town & Country (2005) Inc.	2373 Callingham Dr F	Erect-Townhouse - Condo-Townhouse - Erect 4-Unit Townhouse Block Soils Re	4	1,596,560
Auburn Inc. Auburn Developments Inc.	2491 Tokala Trail A	Erect-Townhouse - Condo-Erect 4 Unit Townhouse Condo Bldg A - Units 2485,	4	1,093,800
London District School Board London District Catholic School Board	255 Vancouver St	Alter-Schools Elementary, Kindergarten-Interior Alteration For Universal Washroom	0	150,000
Station Park Station Park (London) Inc	256 Pall Mall St	Alter-Financial Institution-Cm- Interior Alteration For National Bank Financia	0	308,000
Magnificent (1865512 Ont Inc) Magnificent Homes (1865512 Ont Inc)	2615 Sheffield Blvd	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Storey, 2 Car Garage, 4 B	1	351,000
Foxwood Developments London Inc Foxwood Developments London Inc	2910 Tokala Trail 1	Erect-Townhouse - Condo-Erect New 3 Units Townhouse Bldg 1 (Dpn 38,40 42)	3	590,800
2585306 Inc. 2585306 Ontario Inc.	3260 Singleton Ave A	Erect-Townhouse - Condo-Erect 12 Units Townhouse Block A, 3 Storey, 1 Car	12	2,900,000
1016747 Ontario Limited	3270 Singleton Ave 12	Erect-Townhouse - Cluster Sdd-Erect - Townhouse Cluster - 2 Storey, 2 Car Garage	1	293,400
1016747 Ontario Limited C/O Carl Dinardo	3270 Singleton Ave 18	Erect-Townhouse - Cluster Sdd-Erect - Townhouse Cluster - 2 Storey, 2 Car Garag	1	293,400
Sunlight Homes 828421 Ontario Inc.	3270 Singleton Ave 25	Erect-Townhouse - Cluster Sdd-Erect 2 Storey, 2 Car Garage, 3 Bedrooms, Unfinish	1	324,000
828421 Ontario Inc.	3270 Singleton Ave 47	Erect-Townhouse - Cluster Sdd-Erect - Cluster Sfd - 2 Storey, 1 Car Garage, 3 Be	1	266,400
828421 Ontario Inc.	3270 Singleton Ave 51	Erect-Townhouse - Cluster Sdd-Erect - Cluster Sfd - 2 Storey, 1 Car Garage, 3 Be	1	306,000
828421 Ontario Inc.	3270 Singleton Ave 54	Erect-Townhouse - Cluster Sdd-Erect - New Cluster Sdd - Sfd, 2 Storey, 2 Car Gar	1	307,800
York (London) Inc York Developments (London) Inc	3325 Wonderland Rd S	Alter-Retail Store-Cm - Interior Alter For Ashley HomeStore, Fpo Ftr	0	950,000
London Health Association	339 Windemere Rd	Alter-Hospitals-Instl--Alter Medication Room #A1-132a On First Fl	0	200,000
London District School Board London District Catholic School Board	347 Lyle St	Alter-Schools Secondary, High, Jr. High-Is-Alter To Repair Lintels Windows And Foundation.	0	130,000
Middlesex Condominium Corporation No. 83	440 Central Ave	Alter-Apartment - Condo-Cm-Parking Garage Restoration	0	450,000
Global Integrated Solutions LP	451 Talbot St	Alter-Federal Buildings-Is - Interior Alteration On Parking Level 1	0	250,000
151516 Canada Inc C/O Rio Can Management Inc	509 Commissioners Rd W	Alter-Beauty Parlours-Interior Alteration To Provide Personal Services -	0	500,000
St Joseph's Health Care London (Parkwood)	550 Wellington Rd	Alter-Hospitals-Alter - Is - Interior Alteration To Parkwood Instl	0	150,000
2440339 Ontario Inc.	581 Richmond St	Alter-Apartment Building-Ra- Interior Alter To Apartment To Create 6 Units	0	150,000
2615623 Ontario Inc.	582 Highbury Ave N E/S	Erect-Duplex-Duplex - Erect Over/Under Duplex	2	246,400
Homestead Holdings Ltd. Homestead Land Holdings Ltd	595 Wonderland Rd N	Erect-Medical Offices-Erect New Medical Clinic	0	750,000
Homestead Holdings Ltd. Homestead Land Holdings Ltd	680 Wonderland Rd N	Install-Apartment Building-Install New Guardrails And Repour Balconies	0	250,000
Homestead Land Holdings Limited	746 Fanshawe Park Rd E	Install-Apartment Building-Install New Guardrails And Repair Balconies Ffr	0	185,000
75 Bessemer Holdings Limited C/O Sterling Karamar Mgmt	75 Bessemer Rd	Install-Retail Store And Warehouse-Cm- Roof Top Unit Installation	0	247,000

Permits\_Issued\_Greater\_100000\_Construction value

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Is- Water Main Upgrader To The Main Bldg. Frr Fpo	0	619,300
905 Samia Inc.	905 Samia Rd L	Erect-Townhouse - Condo-Erect New 4 Units Townhouse, Block L, Units 60- 6	4	1,030,400
905 Samia Inc.	905 Samia Rd N	Erect-Townhouse - Condo-Erect New 6 Units Townhouse, Block N, Units 68- 7	6	1,422,400
905 Samia Inc.	905 Samia Rd P	Erect-Townhouse - Condo-Erect New 6 Units Townhouse, Block P, Units 78-80	6	1,412,600
905 Samia Inc.	905 Samia Rd Q	Erect-Townhouse - Condo-Erect New 6 Units Townhouse, Block Q, Units 81-83	6	1,412,600

Total Permits 74      Units 138      Value 52,415,688

*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**

Medicine Professional Corp.
Century News Inc.
2615650 Ontario Inc
2615623 Ontario Inc.
Wlr Capital Inc.
1 1700 Hp Inc

*Commercial permits regardless of construction value.*