



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: August 13, 2018

RE: Monthly Report for July 2018

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

Permit Issuance

By the end of July 2018, 2,761 permits had been issued with a construction value of approximately \$630 million, representing 1,447 new dwelling units. Compared to last year, this represents a 6% decrease in the number of permits, a 4.4% decrease in the construction value and a 13.2% decrease in the number of dwelling units.

To the end of July, the number of single and semi-detached dwellings issued were 430, which was a 33.4% decrease over last year.

At the end of July, there were 699 applications in process, representing approximately \$436 million in construction value and an additional 898 dwelling units, compared with 729 applications having a construction value of \$302 million and an additional 795 dwelling units for the same period last year.

The rate of incoming applications for the month of July 2018 averaged out to 18.4 applications a day for a total of 387 in 21 working days. There were 58 permit applications to build 58 new single detached dwellings, 10 townhouse applications to build 25 units, of which 7 were cluster single dwelling units.

There were 442 permits issued in July totalling \$70.6 million including 143 new dwelling units.

Inspections

BUILDING

Building Inspectors received 2,791 inspection requests and conducted 3,291 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 268 inspections were conducted this month per inspector.

Based on the 2,293 requested inspections for the month, 93% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 918 inspection requests and conducted 1,115 plumbing related inspections. 2 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 7 inspectors, an average of 186 inspections were conducted this month per inspector.

Based on the 918 requested inspections for the month, 96% 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 July 2018

CLASSIFICATION	July 2018		to the end of July 2018		July 2017		to the end of July 2017					
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE				
SINGLE DETACHED DWELLINGS	53	21,744,124	430	177,743,184	430	430	75	33,809,805	75	646	266,690,383	646
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	19	20,163,879	145	108,260,389	429	19,574,129	30	41,959,680	73	159	123,556,095	514
DUPLEX,TRIPLEX,QUAD,APT BLDG.	1	660,800	6	125,303,520	538	41,959,680	3	41,959,680	168	6	93,516,360	470
RES. ALTER & ADDITIONS	191	6,426,080	1092	39,590,479	50	4,434,741	218	4,434,741	3	1,127	44,687,024	37
COMMERCIAL-ERECT	2	1,939,240	21	51,700,603	0	50,000	1	50,000	0	9	21,312,990	0
COMMERCIAL-ADDITION	3	2,760,000	12	9,650,718	0	210,000	1	210,000	0	8	14,327,260	0
COMMERCIAL-OTHER	36	5,095,850	263	35,996,737	0	9,284,000	22	9,284,000	0	202	44,539,220	0
INDUSTRIAL-ERECT	1	950,000	3	9,450,000	0	0	0	0	0	2	3,537,720	0
INDUSTRIAL-ADDITION	1	480,000	5	7,278,000	0	538,690	2	538,690	0	10	8,843,775	0
INDUSTRIAL-OTHER	1	491,100	37	13,896,068	0	1,171,360	6	1,171,360	0	44	2,912,460	0
INSTITUTIONAL-ERECT	0	0	0	0	0	14,300,000	2	14,300,000	0	2	14,300,000	0
INSTITUTIONAL-ADDITION	1	7,299,600	5	14,049,600	0	0	0	0	0	1	1,200,000	0
INSTITUTIONAL-OTHER	38	1,850,100	159	33,748,410	0	2,402,923	34	2,402,923	0	100	15,756,523	0
AGRICULTURAL	0	0	1	50,000	0	0	0	0	0	1	200,000	0
SWIMMING POOL FENCES	29	627,441	144	3,093,930	0	670,248	35	670,248	0	154	2,854,718	0
ADMINISTRATIVE	27	119,450	104	370,350	0	67,900	26	67,900	0	123	723,875	0
DEMOLITION	11	0	58	0	25	0	11	0	7	71	0	53
SIGNS/CANOPY-CITY PROPERTY	2	0	10	0	0	0	1	0	0	20	0	0
SIGNS/CANOPY-PRIVATE PROPERTY	26	0	266	0	0	0	45	0	0	254	0	0
TOTALS	442	70,607,664	2,761	630,081,987.13	1,447	128,473,476	512	128,473,476	319	2,939	658,958,404	1,667

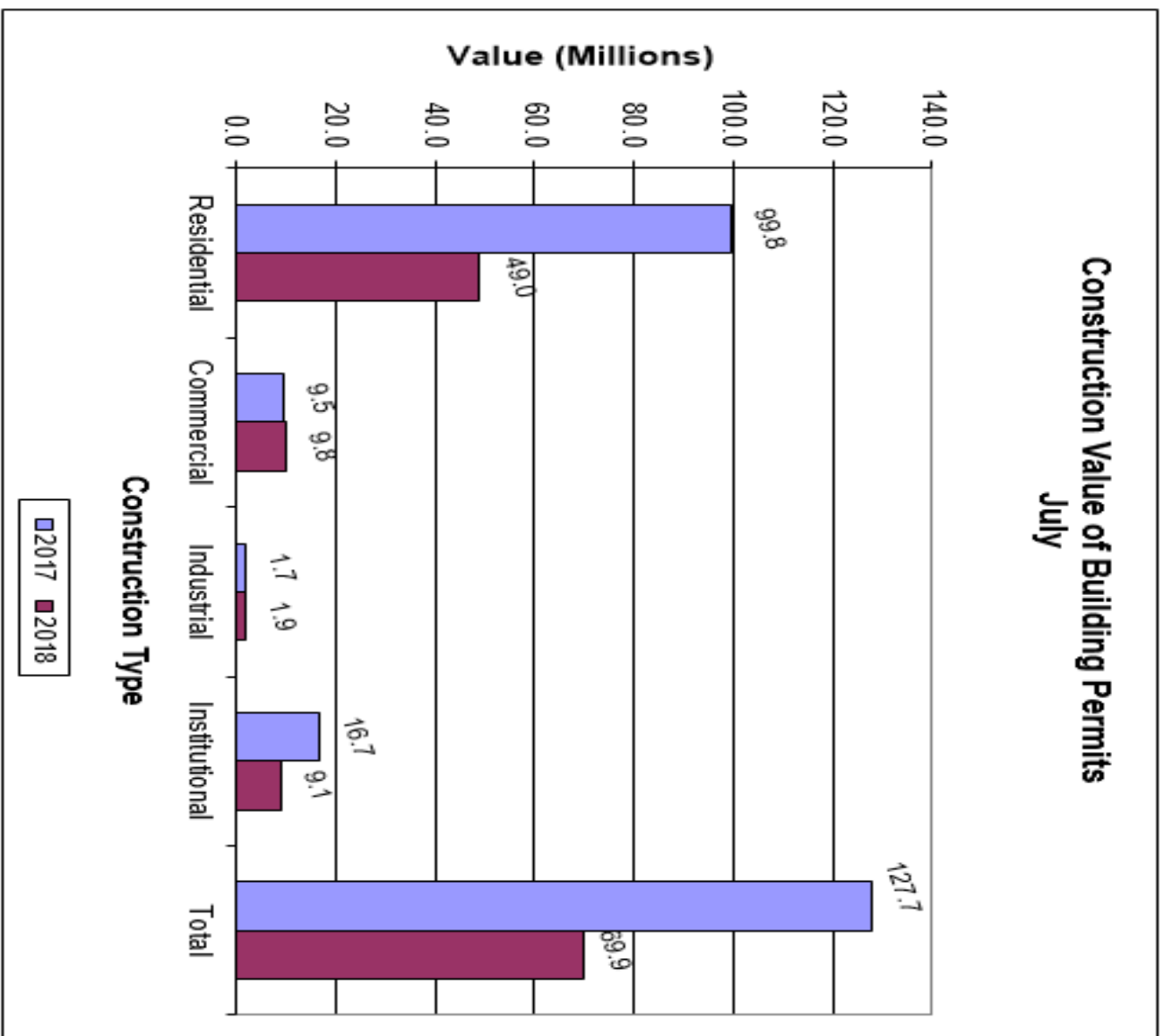
Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.

2) Mobile Signs are no longer reported.

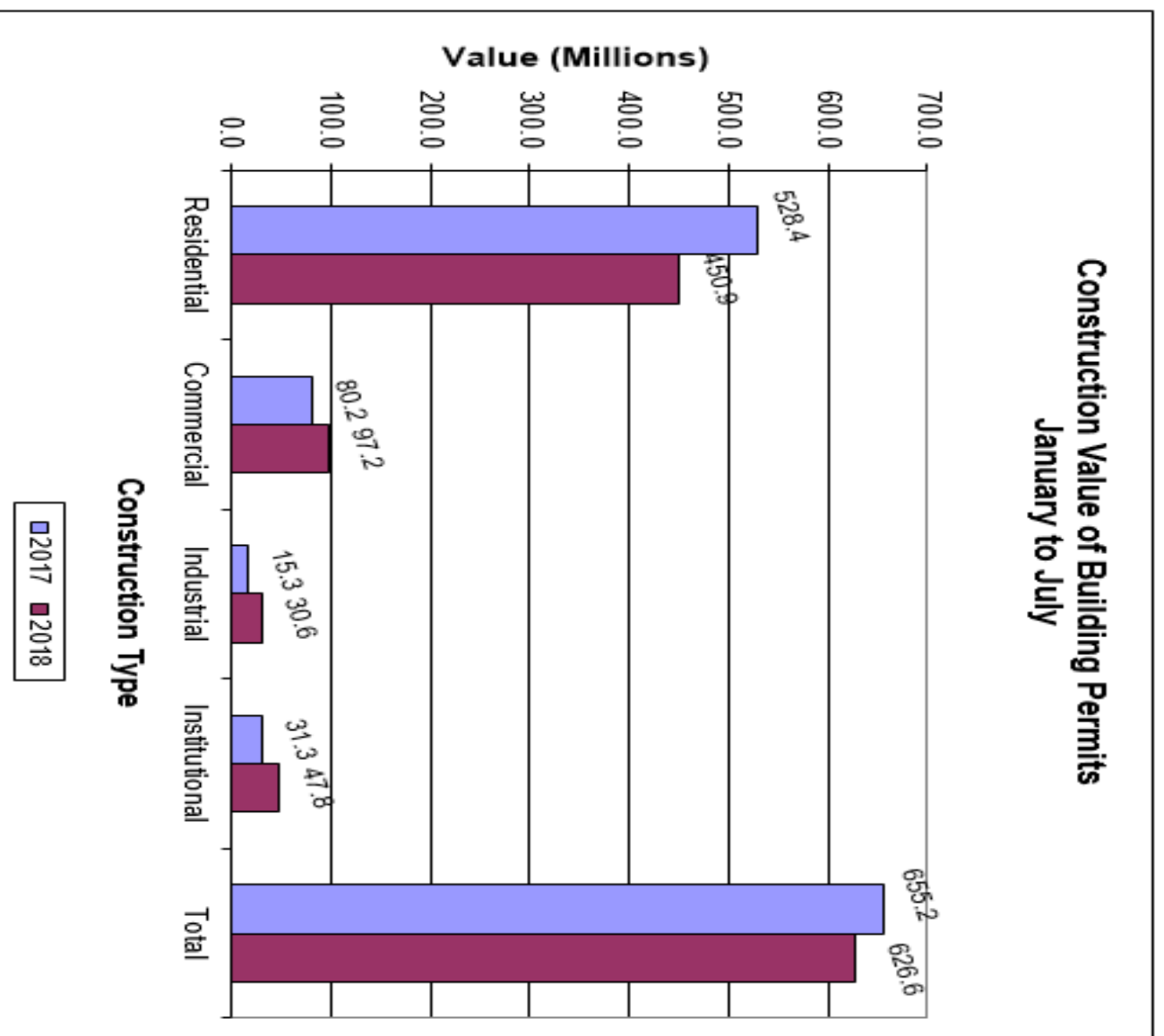
3) Construction Values have been rounded up.

August 13, 2018

Construction Value of Building Permits July



Construction Value of Building Permits January to July



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
1803299 Ontario Inc	1803299 Ontario Inc	100 Kellogg Lane	0	225,000
Incorporated	1088 Adelaide St N	Install-Amusement Games Establishment-Install Roof Top Solar Panel. Ftr	0	375,000
London City CVO Manager Of Realty Services	109 Greenside Ave	Alter-Restaurant -Comm - Alter For 29 Seat Restaurant - Mint Leaves	0	491,100
Ingredient Canada Corp	1100 Green Valley Rd	Alter-Water Filtration-Id - Alter For Hvac Unit Replacement. Ftr	0	480,000
M.C.C. No 259	1102 Jaina Blvd	Add-Plant For Manufacturing-Id- Add New Dryer Shell Permit Only. Misc. Metal	0	135,000
	1165 Oxford St E	Alter-Apartment Building-Alter For Balcony Repairs	0	885,500
		Alter-Retail Store-Add & Alter For Goodwill Stores Ftr/Fpo: Shell Pe	0	
Kilally Shopping Centre Inc	1255 Kilally Rd	Alter-Offices-Interior Alteration For Medical Office. Ftr	0	150,000
Brescia University College	1285 Western Rd	Add-University-Is - Addition To Brescia College For Academic Pavi	0	7,299,600
Sifton Properties Limited	1295 Riverbend Rd	Alter-Office Complex (Retail/Office)-Cm - Interior Alteration	0	125,000
Wonderland Commercial Centre Inc.	1365 Beaverbrook Ave	Erect-Offices-Erect Shell Retail Building	0	600,840
The Ridge At Byron Inc.	1710 Ironwood Rd 20	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 1 Storey, 2 Car Garage, 3 B	1	410,400
The Ridge At Byron Inc.	1710 Ironwood Rd 54	Erect-Townhouse - Cluster Sdd-Erect - 1 Storey, 2 Car Garage, 4 Bedrooms, Finish	1	520,000
Westland Homes Westland Homes	189 Woodholme Pl	Erect-Townhouse - Cluster Sdd-Erect - Sfd - 1 Storey, 2 Car Garage, 4 Bedrooms,	1	417,800
Drewlo Holdings Inc.	1960 Dalmagary Rd M	Erect-Townhouse - Condo-Erect 5 Units Townhouse Condo Block M, (Block 12	5	1,281,000
1904812 Ontario Limited	200 Villagewalk Blvd	Alter-Offices-Alter Interior For 4th Floor Office Tenants Ftr/F	0	600,000
1904812 Ontario Limited	200 Villagewalk Blvd	Alter-Offices-Cm - Interior Alteration For Tenant Fit-Up For Sui	0	150,000
Ironstone Company Inc.	2070 Meadowgate Blvd H	Erect-Townhouse - Condo-Erect New Townhouse Block H 7 Units, 3 Storey, 1	7	1,594,600
Inc.				
Ironstone Company Inc.	2070 Meadowgate Blvd I	Erect-Townhouse - Condo-Erect New Townhouse 8 Units Block I, 3 Storey, 1 C	8	1,821,400
Inc.				
Ironstone Company Inc.	2070 Meadowgate Blvd J	Erect-Townhouse - Condo-Erect - Townhouse Condo - Block J - 6 Unit, Dpn'S	6	1,531,600
Inc.				
Ironstone Company Inc.	2070 Meadowgate Blvd K	Erect-Townhouse - Condo-Erect - Townhouse Condo - Block K - 6 Unit - Dpn'S	6	1,585,000
Inc.				
Ironstone Company Inc.	2070 Meadowgate Blvd M	Erect-Townhouse - Condo-Erect - Townhouse Condo - Block M - 6 Unit, Dpn'S	6	1,534,490
Inc.				
Ironstone Company Inc.	2070 Meadowgate Blvd N	Erect-Townhouse - Condo-Erect New Townhouse Block N 7 Units, 5 Storey, 1 C	7	1,780,000
Inc.				
Foxhollow Developments Inc.	2491 Tokala Trail C	Erect-Street Townhouse - Condo-Erect - New Townhouse Block 'C', 2 Storey, 1 Car	4	1,030,000
Property Manager M.F. Arnsby Property Management	250 Pall Mall St	Alter-Apartment - Condo-Facade Restoration	0	178,000
Sifton Properties Limited	255 Queens Ave	Install-Offices-Commercial Building - Plumbing Installation - Offi	0	0
Sifton Properties Limited	2621 Holbrook Dr G	Erect-Townhouse - Condo-Erect 3 Units Townhouse Bldg G	3	799,848
Foxwood Developments (London) Inc.	2910 Tokala Trail F	Erect-Townhouse - Condo-Rt - Erect 4 Unit Townhouse Condo, Bldg F, Units 1	4	1,000,000
Developments (London) Inc.				
Foxwood Developments (London) Inc.	2910 Tokala Trail G	Erect-Townhouse - Condo-Rt - Erect 4 Units Townhouse Condo Bldg G Units 23	4	1,000,000
Developments (London) Inc.				
CvH(No.3) Lp	312 Oxford St W	Install-Nursing Homes-Is Install 13r Sprinkler System Ftr/Fpo	0	387,850
2585306 Inc.	3260 Singleton Ave K	Erect-Townhouse - Condo-Erect - Townhouse Block - 4 Unit - 3 Storey, 1 Car	4	820,000
1016747 Ontario Limited	3270 Singleton Ave 22	Erect-Townhouse - Cluster Sdd-Erect- 2 Storey, 2 Car Garage, 3 Bedroom, Unfinish	1	320,400
York Developments (London) Inc	3325 Wonderland Rd S	Add-Retail Store-Add Units 3 & 4 To Existing Building. Ftr Fpo Sh	0	2,250,000
(London) Inc				
1699259 Ontario Ltd.	3339 Wonderland Rd S	Alter-Restaurant -Cm - Interior Alter For Malibu Restaurant Unit #1.	0	200,000

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
York Developments (London) Inc	3339 Wonderland Rd S (London) Inc	Alter-Restaurant -Cm - Interior Alteration For New Restaurant - Fire	0	200,000
Fiest Ltd	4117 Dowell Dr	Erect-Warehousing-Id - Erect New Light Industrial Establishment Ftr	0	950,000
The Bank Of Nova Scotia	420 Richmond St	Alter-Offices-Cm - Interior Alteration For Bank Of Nova Scotia	0	1,000,000
Copp Realty Corp	4333 Colonel Talbot Rd	Erect-Non-Residential Accessory Building-Cm - Erect Accessory Building Conditional Shell	0	1,338,400
Thames Valley District School Board	44 Hawthorne Rd	Alter-Schools Elementary, Kindergarten-Interior Alteration For Washrooms	0	160,000
Sifton Properties Limited	495 Richmond St	Alter-Offices-Cm - Interior Alterations In Suite 420	0	115,000
West Coronation Developments Inc	499 Sophia Cres	Install-Site Services-Install Underground Site Servicing	0	1,200,000
Thames Valley District School Board	50 Tewksbury Cres	Alter-Schools Elementary, Kindergarten-Interior Alteration To Replace Existing Two Washro	0	600,000
District School Board	600 Guinness Way	Install-Townhouse - Condo-Install New Water And Storm	0	1,000,000
Cedar Hollow Developments Limited	654 Oxford St E	Erect-Apartment Building-Erect 4 Unit Apartment Building, Eeds Package A-1.	4	660,800
	7091 Clayton Walk 26	Erect-Townhouse - Cluster Sdd-Erect 1 Storey, 2 Car Garage, 3 Bedrooms, Unfinish	1	401,341
Real Estate Corp.	775 Southdale Rd E	Add-Retail Plaza-Comm - Add To And Alter Existing Commercial Builid	0	480,000
2425293 Ontario Inc. C/O Farhad Noor	811 Samia Rd G	Erect-Townhouse - Condo-Erect 6 Unit Blk G, 2 Storey, Dpn 52,54,56,58,60,6	6	1,158,000
2425293 Ontario Inc. C/O Farhad Noor	811 Samia Rd H	Erect-Townhouse - Condo-Erect Blk H, 2 Storey, Dpn 64, 66, 70, 72, 74, Uni	6	1,158,000
Husky Oil Operations Limited	99 Commissioners Rd W	Alter-Carwash-Cm - Alterations To Update Existing Car Wash	0	375,000
Total Permits	48	Units	85	Value 42,775,969

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

Real Estate Corp.	York Developments (London) Inc
York Developments (London) Inc	York Developments (London) Inc
Tri-Us Property Management	Tri-Us Property Management
Tri-Us Property Management	Tri-Us Property Management
Wonderland Commercial Centre Inc.	Wonderland Commercial Centre Inc.

Commercial permits regardless of construction value.