



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: September 17, 2018

RE: Monthly Report for August 2018

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

Permit Issuance

By the end of August, 3,152 permits had been issued with a construction value of approximately \$734 million, representing 1,746 new dwelling units. Compared to last year, this represents a 9.4% decrease in the number of permits, a 13.1% decrease in the construction value and an 11.2% decrease in the number of dwelling units.

To the end of August, the number of single and semi-detached dwellings issued were 490, which was a 33.9% decrease over last year.

At the end of August, there were 693 applications in process, representing approximately \$462 million in construction value and an additional 832 dwelling units, compared with 741 applications having a construction value of \$212 million and an additional 490 dwelling units for the same period last year.

The rate of incoming applications for the month of August averaged out to 17.5 applications a day for a total of 387 in 22 working days. There were 54 permit applications to build 54 new single detached dwellings, 11 townhouse applications to build 23 units, of which 9 were cluster single dwelling units.

There were 391 permits issued in August totalling \$103.4 million including 299 new dwelling units.

Inspections

BUILDING

Building Inspectors received 2,554 inspection requests and conducted 3,352 building related inspections. No inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 9 inspectors, an average of 287 inspections were conducted this month per inspector.

Based on the 2,554 requested inspections for the month, 88% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 940 inspection requests and conducted 1,307 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 218 inspections were conducted this month per inspector.

Based on the 940 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 August 2018

CLASSIFICATION	August 2018		to the end of August 2018		August 2017		to the end of August 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	27,262,992	60	205,006,176	490	490	95	36,881,456	95	742	303,571,839	742
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	19	14,219,480	61	122,479,869	490	490	21	15,034,694	59	180	138,590,789	573
DUPLEX, TRIPLEX, QUAD, APT BLDG.	1	39,299,400	175	164,602,920	713	713	1	38,204,100	142	7	131,720,460	612
RES-ALTER & ADDITIONS	168	4,372,054	3	43,982,533	53	53	248	5,192,663	3	1,375	49,889,687	40
COMMERCIAL-ERECT	3	1,515,300	0	53,215,903	0	0	3	7,884,160	0	12	29,197,150	0
COMMERCIAL-ADDITION	0	0	0	9,650,718	0	0	1	400,000	0	9	14,727,260	0
COMMERCIAL-OTHER	45	10,186,252	0	46,082,989	0	0	42	18,636,940	0	244	63,176,160	0
INDUSTRIAL-ERECT	0	0	0	9,450,000	0	0	0	0	0	2	3,537,720	0
INDUSTRIAL-ADDITION	0	0	0	7,278,000	0	0	2	5,456,700	0	12	14,300,475	0
INDUSTRIAL-OTHER	5	3,346,736	0	17,242,804	0	0	3	115,200	0	47	3,027,660	0
INSTITUTIONAL-ERECT	0	0	0	0	0	0	1	56,157,500	0	3	70,457,500	0
INSTITUTIONAL-ADDITION	0	0	0	14,049,600	0	0	0	0	0	1	1,200,000	0
INSTITUTIONAL-OTHER	30	2,396,000	0	36,144,410	0	0	16	782,800	0	116	16,539,323	0
AGRICULTURAL	2	160,000	0	210,000	0	0	0	0	0	1	200,000	0
SWIMMING POOL FENCES	31	663,590	0	3,757,520	0	0	32	728,692	0	186	3,583,410	0
ADMINISTRATIVE	21	33,750	0	404,100	0	0	11	19,050	0	134	742,925	0
DEMOLITION	4	0	1	0	26	26	2	0	0	73	0	53
SIGNS/CANOPY-CITY PROPERTY	0	0	0	0	0	0	11	0	0	31	0	0
SIGNS/CANOPY-PRIVATE PROPERTY	2	0	0	0	0	0	53	0	0	307	0	0
TOTALS	391	103,455,554	299	733,557,542	1,746	1,746	542	185,493,955	299	3,482	844,462,359	1,967

y:/shared/building/monthlyreports/monthlyreports/2018BCASummary/BCA-AUG2018

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

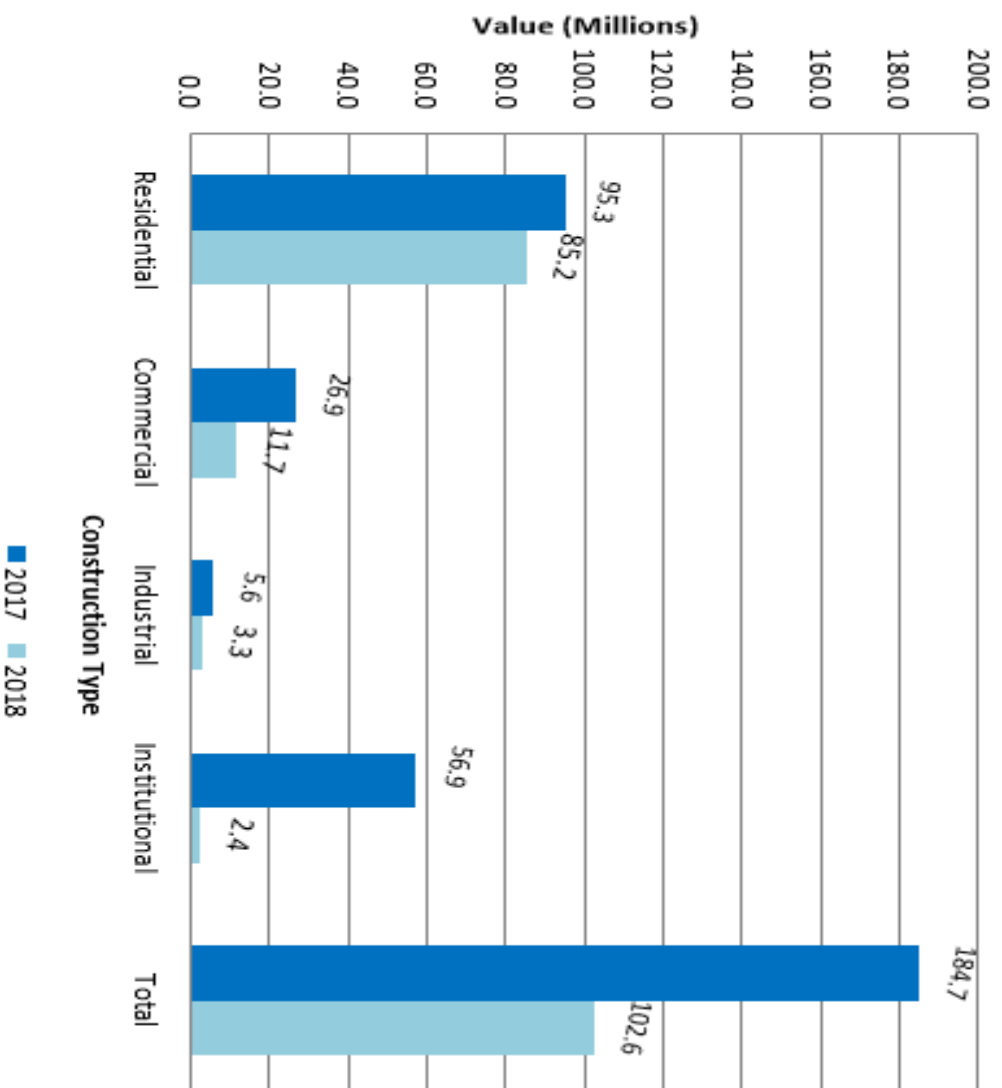
2) Mobile Signs are no longer reported.

3) Construction Values have been rounded up

September 17, 2018

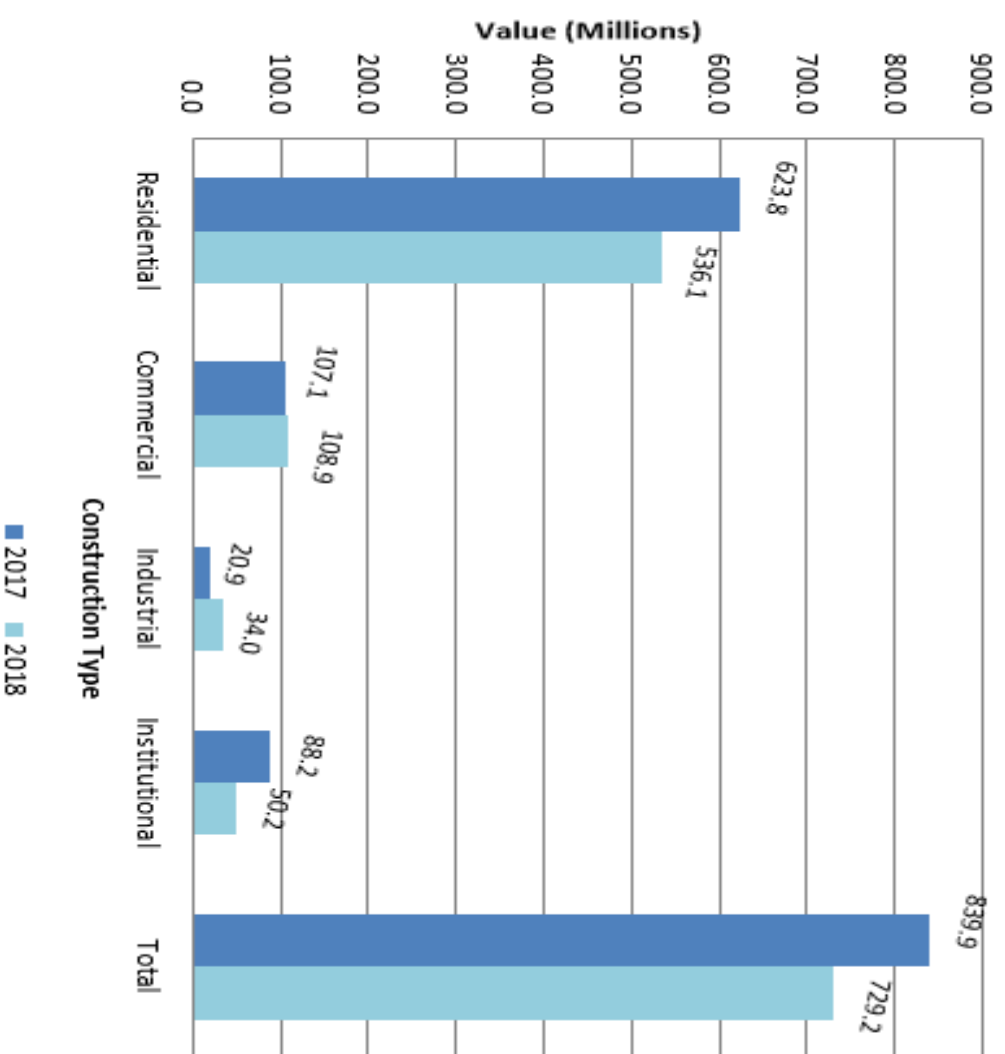
Construction Value of Building Permits

August



Construction Value of Building Permits

January to August



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
North London Medical Centre	1055 Fanshawe Park Rd W	Alter-Medical Offices-Cm - Interior Tenant Renovations Ftr/Fpo	0	120,252
Rembrandt (London) Inc	1061 Eagletrace Dr 37	Erect-Townhouse - Cluster Sdd-Erect 2 Storey, 2 Car Garage, 4 Bedrooms, Unfinish	1	462,200
(London) Inc				
2447695 Ontario Inc.	109 Fanshawe Park Rd E	Alter-Financial Institution-Cm - Storefront Complete Replacement. Former Pizza	0	300,000
Bentall Kennedy Canada	1105 Wellington Rd	Alter-Retail Store-Cm - Interior Alteration For Freedom Mobile	0	200,000
Rembrandt Meadowlily Inc	1110 Meadowlark Ridge C	Erect-Street Townhouse - Condo-Erect 7 Units Townhouse Block Dpn 15, 17, 19, 21,	7	1,749,900
Rembrandt Meadowlily Inc	1110 Meadowlark Ridge D	Erect-Townhouse - Condo-Erect 7 Unit Townhouse Block Dpn 1,3,5,7,9,11,13 F	7	1,695,200
Rembrandt Meadowlily Inc	1110 Meadowlark Ridge E	Erect-Townhouse - Condo-Erect 7 Unit Townhouse Block Dpn 10, 12, 14, 16, 1	7	1,695,200
Rembrandt Meadowlily Inc	1110 Meadowlark Ridge F	Erect-Townhouse - Condo-Erect 4 Unit Townhouse Block Dpn 1070, 1072, 1074,	4	999,900
University Of Western Ontario-Board Of Governors	1151 Richmond St	Install-University-Instll- Boiler Replacement In Alumni House Residen	0	200,000
Hyde Park Square Inc	1195 Hyde Park Rd	Erect-Office Complex (Retail/Office)-Cm - Erect New Shell Commercial Building For Retail	0	540,300
London City	1330 Brock Lane	Alter-Outdoor Rinks/Swimming Pools-Alter Interior Bathroom.	0	1,000,000
London City	1330 Brock Lane	Erect-Outdoor Rinks/Swimming Pools-Erect New Change Room Bldg	0	400,000
London City	1330 Brock Lane	Install-Outdoor Rinks/Swimming Pools-Install New Pool To Replace Existing Two Pools. Fr	0	1,400,000
London City	1330 Brock Lane	Install-Outdoor Rinks/Swimming Pools-Install New Pool To Replace Existing Two Pools. Fr	0	1,400,000
Ironstone Company Inc. Ironstone Building Company Inc.	1375 Whetfield St	Install-Townhouse - Cluster Sdd-Townhouse - Install Site Servicing	0	700,000
Wastell Developments Inc. Wastell Developments Inc.	1440 Michael Cir A	Erect-Townhouse - Condo-Erect 4 Units Townhouses 1440 Building A - Dpn'S 1	4	488,600
Wastell Developments Inc. Wastell Developments Inc.	1440 Michael Cir B	Erect-Townhouse - Condo-Erect 4 Unit Townhouses, 1440 Building B - Dpn'S -	4	445,200
Wastell Developments Inc. Wastell Developments Inc.	1440 Michael Cir C	Erect-Townhouse - Condo-Erect 4 Units - 1440 - Building C Townhouses - Dpn	4	488,600
Rai Holdings Inc	1569 Oxford St E	Alter-Offices-Alter Interio 2nd Floor Offices	0	150,000
Sifton Properties Limited Sifton Properties Limited	1583 Ed Ervasi Lane	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 2 Car, 1 Storey, 3 Bed, Par	1	422,000
1700 Hp Inc	1700 Hyde Park Rd	Alter-Offices-Comm - Alter For Acupuncture Office, Unit 9, Ftr	0	120,000
1700 Hp Inc	1700 Hyde Park Rd	Alter-Retail Store-Alter Interior Of Unit #19 And Rebuild Unit #17a.	0	450,000
1700 Hp Inc	1700 Hyde Park Rd	Alter-Retail Store-Comm - Alteration For Jaydancin Store In Unit #17	0	120,000
The Ridge At Byron Inc.	1710 Ironwood Rd 19	Erect-Townhouse - Cluster Sdd-Erect - Townhouse Cluster - 1 Storey, 2 Car Garage	1	461,800
The Ridge At Byron Inc.	1710 Ironwood Rd 35	Erect-Townhouse - Cluster Sdd-Erect - Townhouse Cluster - 1 Storey, 2 Car Garage	1	516,600
The Ridge At Byron Inc.	1710 Ironwood Rd 47	Erect-Townhouse - Cluster Sdd-Erect New Cluster Townhouse Sdd, 1 Storey, 2 Car Ga	1	325,800
Eastwood Centre Inc C/O Laryn Property Mgmt	1920 Dundas St	Alter-Retail Store-Comm - Alter For Facade Work For Bulk Barn Store	0	105,000
Union Development & Trading Inc	2117 Aldersbrook Rd	Alter-Restaurant - Cm - Interior Alteration For Change Of Use From Au	0	450,000
1610341 Ontario Inc	240 Waterloo St	Alter-Offices-Interior Fit Up For Unit 105, Ftr Shell Shop Dr	0	210,000
Sifton Properties Limited Sifton Properties Limited	2400 Moe Norman Way	Erect-Townhouse - Cluster Sdd-Erect New Cluster Townhouse Sdd, 1 Storey, 2 Car,	1	306,000
Auburn Inc. Auburn Developments Inc.	2491 Tokala Trail J	Erect-Townhouse - Condo-Erect New 4 Unit Townhouse Condo, Building J, Dpns	4	1,200,000
Sifton Properties Limited Sifton Properties Limited	255 Queens Ave	Alter-Offices-Interior Alteration For Great West Life Offices On	0	1,300,000
Sifton Properties Limited Sifton Properties Limited	2621 Holbrook Dr E	Erect-Townhouse - Condo-Erect New 4 Units Townhouses Bldg E, Dpn 16,18,20,	4	678,480
Hyde Park Square Inc	265 Whamcliffe Rd N	Install-Retail Plaza-Comm - Install Site Servicing Ftr	0	200,000
St Joseph's Health Care London C/O	268 Grosvenor St	Alter-Hospitals-Alter Interior Bldg B Level 3 St. Joseph's Hospital	0	120,000
Facilities Planning				
Waste Management Of Canada Corporation	290 Exeter Rd	Install-Non-Residential Accessory Building-Install Truck Refuelling System	0	3,000,000
1221022 Ontario Inc 1221022 Ontario Inc	300 Sovereign Rd	Alter-Plant For Manufacturing-Id - Interior Alterations For Two Vestibules & Two	0	200,000
Choice Properties Inc	3074 Wonderland Rd S	Erect-Retail Plaza-Erect Shell For Retail W/ Site Services	0	575,000

Permits_Issued_Greater_100000_Construction value

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
2585306 Inc. 2585306 Ontario Inc.	3260 Singleton Ave I	Erect-Townhouse - Condo-Erect - Townhouse Block - 4 Unit - 3 Storey, 1 Car	4	800,000
2585306 Inc. 2585306 Ontario Inc.	3260 Singleton Ave J	Erect-Townhouse - Condo-Erect - Townhouse Block - 4 Unit - 3 Storey, 1 Car	4	800,000
1016747 Ontario Limited	3270 Singleton Ave 24	Erect-Townhouse - Cluster Sdd-Erect - Townhouse Cluster - 2 Storey, 2 Car Garage	1	293,400
London Health Association	339 Windermere Rd	Alter-Hospitals-Inst - Alter Pharmacy Area On Level One For Pharma	0	400,000
I.F. Propco Holdings (Ontario) 31 Ltd.	355 Wellington St	Alter-Offices-Cm- Interior Alteration To Convert Two Units Into	0	400,000
I.F. Propco Holdings (Ontario) 31 Ltd.	355 Wellington St	Alter-Offices-Comm - Alter For Pwc Offices In Units 210a & 245.	0	555,000
Thames Valley District School Board Thames Valley District School Board	509 Waterloo St	Install-Schools Secondary, High, Jr. High-Install Site Services At Central Secondary School	0	300,000
Old Oak Properties Inc. Old Oak Properties Inc.	515 Richmond St	Erect-Apartment Building-Ra - Erect New 32 Storey Residential Development+	175	39,299,400
Fid Leonard Management Board Secretariat Co/lo Property And Land Management	567 Rosecliffe Terr 12	Erect-Townhouse - Cluster Sdd-Erect, New Sdd, 1 Storey, 2 Car Garage, 3 Bedroom,	1	390,600
Canadian Commercial (Maitland)	600 Sanatorium Rd	Alter-Care Facility-Alter To Replace Kitchen And Exhaust Hood. Ftr She	0	365,000
Tolpuddle Housing Co-Operative Inc	627 Maitland St	Alter-Medical Offices-Comm - Alter For Neurological Clinic In Unit 6 Fr	0	125,000
1748978 Ontario Inc	656 King St	Alter-Apartment Building-Alter To Repair Fire Damage, Fire Separation And T	0	180,000
Carvest Properties Ltd	695 Sovereign Rd	Install-Distilleries-Industrial Building - Plumbing Installation - Dist	0	0
Esam Construction Limited	71 King St	Alter-Apartment Building-Apartment - Alter To Repair Water Damage On Floors	0	150,000
University Of Western C/O Property Manager	720 Proudfoot Lane	Alter-Recreation Centre-Comm - Alter Interior For Multi-Purpose Room And A	0	300,000
London Health Sciences Centre	800 Collip Cir	Alter-Research Centre-Institutional- Alter To Lab Space On Basement Level	0	122,000
Riocan Holdings Inc C/O Rio Can Management Inc	825 Commissioners Rd E	Install-Hospitals-Is - Sprinkler System Expansion	0	292,000
	92 Fanshawe Park Rd E	Alter-Restaurant <= 30 People-Comm - Alter To Refurbish Swiss Chalet. Ftr/Fpo	0	550,000

Total Permits 56 Units 236 Value 70,518,432

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

Hyde Park Square Inc	
Wonderland Power Centre Inc	

Commercial permits regardless of construction value.

Permits_Issued_Greater_100000_Construction value