



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: October 12, 2018

RE: Monthly Report for September 2018

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

Permit Issuance

By the end of September, 3,515 permits had been issued with a construction value of approximately \$781 million, representing 1,856 new dwelling units. Compared to last year, this represents a 9.5% decrease in the number of permits, a 15.1% decrease in the construction value and an 11.7 decrease in the number of dwelling units.

To the end of September, the number of single and semi-detached dwellings issued were 533, which was a 35.4% decrease over last year.

At the end of September, there were 694 applications in process, representing approximately \$481 million in construction value and an additional 865 dwelling units, compared with 765 applications having a construction value of \$230 million and an additional 553 dwelling units for the same period last year.

The rate of incoming applications for the month of September averaged out to 18.3 applications a day for a total of 349 in 19 working days. There were 47 permit applications to build 47 new single detached dwellings, 3 townhouse applications to build 5 units, of which 2 were cluster single dwelling units.

There were 364 permits issued in September totalling \$47.1 million including 111 new dwelling units.

Inspections

BUILDING

Building Inspectors received 2,362 inspection requests and conducted 3,116 building related inspections. 122 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 16 inspectors, an average of 327 inspections were conducted this month per inspector.

Based on the 2,362 requested inspections for the month, 95% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 815 inspection requests and conducted 1,093 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 182 inspections were conducted this month per inspector.

Based on the 815 requested inspections for the month, 99% 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

CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF SEPTEMBER 2018

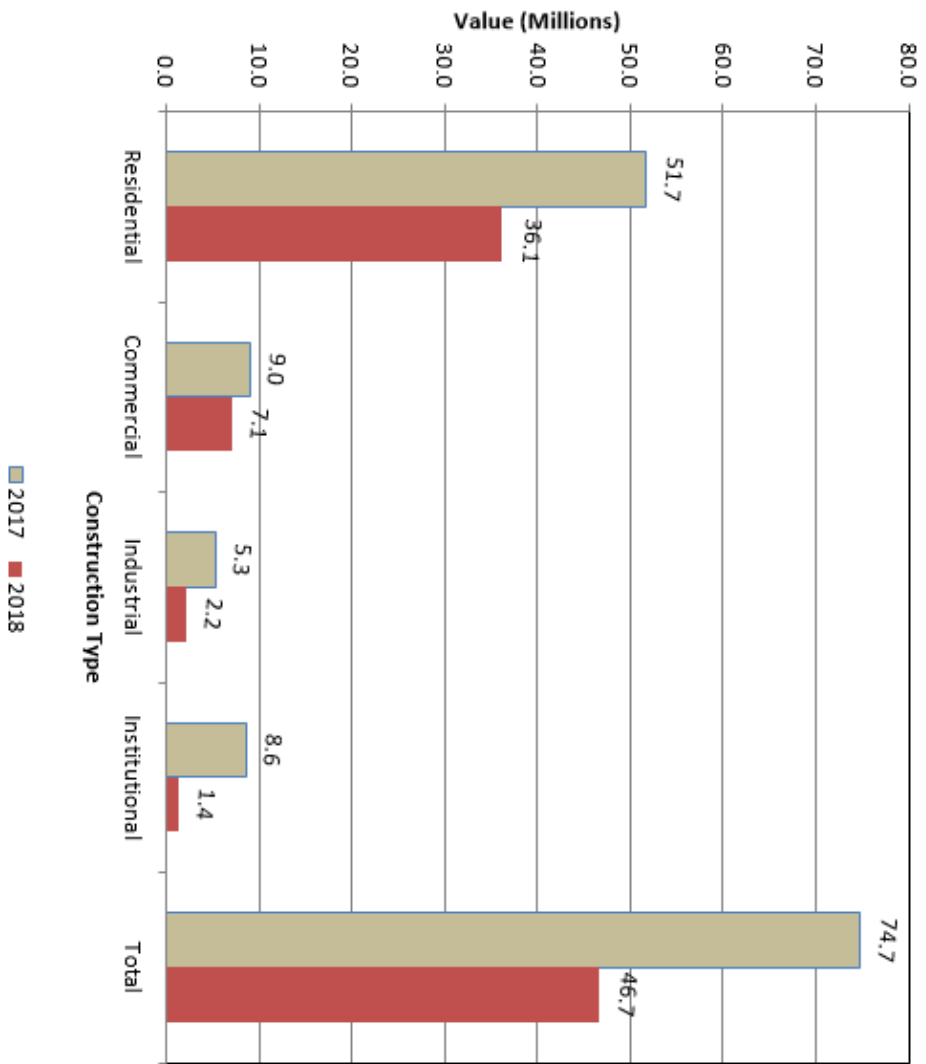
CLASSIFICATION	September 2018			to the end of September 2018			September 2017			to the end of September 2017		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	44	19,413,669	44	533	224,219,845	533	84	36,209,760	84	826	339,581,999	826
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	12	11,865,000	58	176	134,344,869	548	15	10,323,892	44	195	148,914,682	617
DUPLEX,TRIPLEX,QUAD,APT BLDG	0	0	0	7	164,602,920	713	1	200,000	2	8	131,920,460	614
RES-ALTER & ADDITIONS	176	4,786,404	9	1,436	48,768,937	62	160	4,957,960	7	1,535	54,847,647	47
COMMERCIAL - ERECT	3	2,231,200	0	27	55,447,103	0	3	3,671,930	0	15	32,869,080	0
COMMERCIAL - ADDITION	0	0	0	12	9,650,718	0	1	25,000	0	10	14,752,260	0
COMMERCIAL - OTHER	49	4,837,650	0	357	50,920,639	0	42	5,350,042	0	286	68,526,202	0
INDUSTRIAL - ERECT	0	0	0	3	9,450,000	0	1	729,756	0	3	4,267,476	0
INDUSTRIAL - ADDITION	1	32,000	0	6	7,310,000	0	1	5,000	0	13	14,305,475	0
INDUSTRIAL - OTHER	3	2,173,000	0	45	19,415,804	0	5	4,613,000	0	52	7,640,660	0
INSTITUTIONAL - ERECT	0	0	0	0	0	0	0	0	0	3	70,457,500	0
INSTITUTIONAL - ADDITION	0	0	0	5	14,049,600	0	0	0	0	1	1,200,000	0
INSTITUTIONAL - OTHER	12	1,382,282	0	201	37,526,692	0	11	8,581,400	0	127	25,120,723	0
AGRICULTURAL	0	0	0	3	210,000	0	2	320,000	0	3	520,000	0
SWIMMING POOL FENCES	21	400,452	0	196	4,157,972	0	15	334,928	0	201	3,918,338	0
ADMINISTRATIVE	30	30,250	0	155	434,350	0	26	51,325	0	160	794,250	0
DEMOLITION	9	0	8	71	0	34	10	0	6	83	0	59
SIGNS/CANOPY - CITY PROPERTY	1	0	0	11	0	0	2	0	0	33	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	3	0	0	271	0	0	26	0	0	333	0	0
TOTALS	364	47,151,907	111	3,515	780,509,449	1,856	405	75,373,993	137	3,887	919,636,752	2,104

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

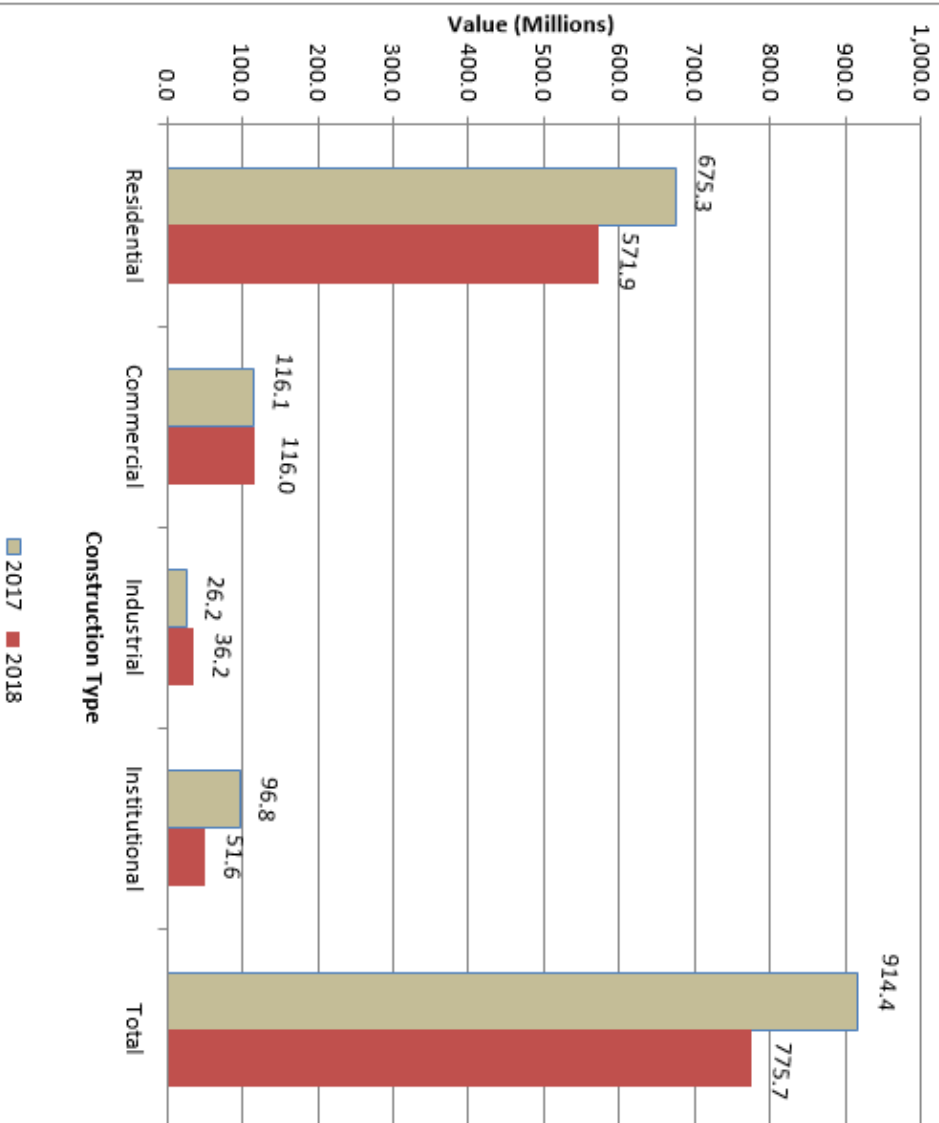
2) Mobile Signs are no longer reported.

3) Construction Values have been rounded up.

Construction Value of Building Permits September



Construction Value of Building Permits January to September



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Lindsay Clark Sifton Properties Limited	1080 Upperpoint Ave	Install-Site Services-Install Site Services	0	500,000
2447695 Ontario Inc	109 Fanshawe Park Rd E	Alter-Financial Institution-Comm - Alter Interior For Scotiabank. Partial Perm	0	750,000
The Board Of Governors The University Of Western Ontario	1151 Richmond St	Alter-Power Plants-Indust- Alt- Int Of Power Plant, Partial Permit Is	0	2,000,000
Graystone Custom Homes Limited	1158 Riverbend Rd	Erect-Townhouse - Cluster Sdd-Erect 1 Storey, 2 Car Garage, 4 Bedrooms, Finished	1	420,000
The Governing Council Of The Salvation Army Canada East	1340 Dundas St	Alter-Offices-Cm - Alter Interior Of Salvation Army, Building 3	0	140,000
Sifton Properties Limited Sifton Properties Limited	1556 Moe Norman Pl	Erect-Townhouse - Cluster Sdd-Erect, New Sdd Cluster, 1 Storey, 2 Car Garage, 4 B	1	306,000
Sifton Properties Limited Sifton Properties Limited	1600 Ed Ervasti Lane	Erect-Townhouse - Cluster Sdd-Erect 1 Storey, 2 Car Garage, 2 Bedrooms, Unfinish	1	432,000
Erin Mercer C/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Comm - Alter Interior For Jack Jones Store In Unit	0	220,000
Dennis Dalton The Ridge At Byron Inc.	1710 Ironwood Rd 18	Erect-Townhouse - Cluster Sdd-Erect, 1 Storey, 2 Car Garage, 1 Bedroom, Unfinish	1	333,000
Dennis Dalton The Ridge At Byron Inc.	1710 Ironwood Rd 56	Erect-Townhouse - Cluster Sdd-Erect, 1 Storey, 2 Car Garage, 2 Bedrooms, Finishe	1	475,800
Sifton Properties Limited Sifton Properties Limited	1835 Shore Rd	Install-Site Services-Install Site Services	0	500,000
Oxford West Gateway Inc.	1868 Oxford St W	Install-Restaurant -Install Site Services	0	750,000
Oxford West Gateway Inc.	1880 Oxford St W 2	Erect-Restaurant -Cm- Erect New Restaurant For Tim Hortons. Frr Fpo	0	700,000
2585013 Ontario Inc	1970 Hyde Park Rd	Erect-Retail Plaza-Erect New Commercial Building For 5 Tenants, Frr	0	1,128,000
Richmond Block London Corporation	210 Dundas St	Alter-Offices-Comm - Alter Second And Third Floor For London Fre	0	800,000
London Life Insurance Company	255 Dufferin Ave	Alter-Offices-Interior Alteration To Cafeteria On 4th Floor	0	452,000
Magnificent Homes Magnificent Homes	2621 Holbrook Dr D	Erect-Townhouse - Condo-Erect - 5 Std Units Townhouse Bldg D - 2 Storeys,	5	988,100
Oxford Wharmcliffe Centre Inc	265 Wharmcliffe Rd N	Erect-Dental Offices-Cm - Erect Shell Building For Dental Office Shell	0	403,200
Richmond Village (London) Inc.	275 Callaway Rd J	Erect-Townhouse - Condo-Th- Erect 28-Unit Stacked Townhouse Block J, Dpns	28	4,561,900
Foxwood Developments (London) Inc.	2910 Tokala Trail K	Erect-Street Townhouse - Condo-Erect - New Townhouse - Bldg 'K' - 5 Units - Dpns	5	973,000
Foxwood Developments (London) Inc.	2910 Tokala Trail L	Erect-Townhouse - Condo-Erect - New Townhouse - Bldg 'L' - 4 Units - Dpns	4	779,800
2585306 Inc. 2585306 Ontario Inc.	3260 Singleton Ave L	Erect-Townhouse - Condo-Erect - Townhouse Block - 4 Unit - 3 Storey, 1 Car	4	820,000
Farhi Holdings Corporation	383 Richmond St	Alter-Offices-Comm - Alter Interior For Neighbourhood Legal Serv	0	200,000
500 Springbank Drive Limited C/O Realstar Management	500 Springbank Dr	Alter-Apartment Building-Ra- Interior Alter For New Fitness Center And Yoga	0	150,000
Cedar Hollow Developments Limited	600 Guinness Way C	Erect-Townhouse - Condo-Erect New 6 Unit Townhouse Block C - Dpnt'S 606, 60	6	1,276,800
	7091 Clayton Walk 12	Erect-Townhouse - Cluster Sdd-Erect 2 Storey, 2 Car Garage, 4 Bedrooms, Unfinish	1	498,600
	762 Colborne St	Add-Triplex-Apartment - Add To And Alter To Triplex Following	0	145,000
785 Wonderland Road Inc C/O Mccor Management (East) In	785 Wonderland Rd S	Alter-Retail Store-Alter Interior For Landlord Work, Demo/Prep, In Pr	0	280,000
Martin Kamil Black Fly Beverage Co.	847 Highbury Ave N	Alter-Distilleries-Install Floor Drains And Sewage Ejector	0	140,000
Drewlo Holdings Inc.	848 Blythwood Rd	Install-Apartment Building-Install Site Services, Frr	0	200,000
Thames Valley District School Board Thames Valley District School Board	941 Viscount Rd	Alter-Schools Secondary, High, Jr. High-Alter - Secondary School Interior Renovation To E	0	1,100,000

Total Permits 31 Units 58 Value 22,423,200

Permits Issued Greater 100000 Construction Value

October 11 2018

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

Owner

Project Location

Proposed Work

**No. Of
Units**

**Constr
Value**

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

Iyman Meddoui Oxford Whamcliffe Centre Inc
Oxford West Gateway Inc.
2585013 Ontario Inc.

Commercial permits regardless of construction value.