



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: November 19, 2018

RE: Monthly Report for October 2018

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

Permit Issuance

By the end of October, 3,871 permits had been issued with a construction value of approximately \$847 million, representing 1,998 new dwelling units. Compared to last year, this represents a 10.2% decrease in the number of permits, a 15.4% decrease in the construction value and an 11.1% decrease in the number of dwelling units.

To the end of October, the number of single and semi-detached dwellings issued was 597, which was a 33% decrease over last year.

At the end of October, there were 607 applications in process, representing approximately \$501 million in construction value and an additional 1,189 dwelling units, compared with 718 applications having a construction value of \$270 million and an additional 668 dwelling units for the same period last year.

The rate of incoming applications for the month of October averaged out to 14.3 applications a day for a total of 315 in 22 working days. There were 61 permit applications to build 61 new single detached dwellings, 6 townhouse applications to build 20 units, of which 2 were cluster single dwelling units.

There were 356 permits issued in October totalling \$66.2 million including 142 new dwelling units.

Inspections

BUILDING

Building Inspectors received 1,992 inspection requests and conducted 3,368 building related inspections. 1 inspection was completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 11 inspectors, an average of 283 inspections were conducted this month per inspector.

Based on the 1,992 requested inspections for the month, 93% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 487 inspection requests and conducted 663 plumbing related inspections. An additional 126 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 127 inspections were conducted this month per inspector.

Based on the 487 requested inspections for the month, 97% 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 October 2018

CLASSIFICATION	October 2018				to the end of October 2018				October 2017				to the end of October 2017			
	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 DETACHED DWELLINGS	64	26,364,180	64	597	250,584,025	597	67	29,252,784	67	894	369,210,983	894	0	0	0	
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOWNHOUSES	11	9,727,400	39	187	144,072,269	587	13	5,859,610	21	208	154,774,291	638	208	154,774,291	638	
DUPLEX, TRIPLEX, QUAD, APT BLDG	2	6,753,600	27	9	171,356,520	740	1	11,809,800	51	9	143,730,260	665	9	143,730,260	665	
RES-ALTER & ADDITIONS	163	6,250,322	12	1,599	55,021,259	74	201	4,384,734	5	1,736	59,232,381	52	1,736	59,232,381	52	
COMMERCIAL - ERECT	4	3,537,200	0	31	58,984,303	0	7	15,456,362	0	22	48,325,442	0	22	48,325,442	0	
COMMERCIAL ADDITION	1	1,130,000	0	13	10,780,718	0	1	781,200	0	11	15,533,460	0	11	15,533,460	0	
COMMERCIAL - OTHER	48	10,552,700	0	405	61,473,339	0	46	8,453,620	0	332	76,979,822	0	332	76,979,822	0	
INDUSTRIAL - ERECT	0	0	0	3	9,450,000	0	1	160,000	0	4	4,427,476	0	4	4,427,476	0	
INDUSTRIAL - ADDITION	1	20,000	0	7	7,330,000	0	2	1,530,000	0	15	15,835,475	0	15	15,835,475	0	
INDUSTRIAL - OTHER	10	500,500	0	55	19,916,304	0	8	1,297,250	0	60	8,937,910	0	60	8,937,910	0	
INSTITUTIONAL - ERECT	0	0	0	0	0	0	0	0	0	3	70,457,500	0	3	70,457,500	0	
INSTITUTIONAL - ADDITION	0	0	0	5	14,049,600	0	0	0	0	1	1,200,000	0	1	1,200,000	0	
INSTITUTIONAL - OTHER	7	607,250	0	208	38,133,942	0	10	1,918,000	0	137	27,038,723	0	137	27,038,723	0	
AGRICULTURAL	0	0	0	3	210,000	0	0	0	0	3	520,000	0	3	520,000	0	
SWIMMING POOL FENCES	20	762,000	0	216	4,919,972	0	10	262,000	0	211	4,180,338	0	211	4,180,338	0	
ADMINISTRATIVE	18	19,500	0	173	453,850	0	14	26,950	0	174	821,200	0	174	821,200	0	
DEMOLITION	2	0	1	73	0	35	19	0	8	102	0	67	102	0	67	
SIGNS/CANOPY - CITY PROPERTY	3	0	0	14	0	0	0	0	0	33	0	0	33	0	0	
SIGNS/CANOPY - PRIVATE PROPERTY	2	0	0	273	0	0	26	0	0	359	0	0	359	0	0	
TOTALS	356	66,224,652	142	3,871	846,736,100	1,998	426	81,192,310	144	4,314	1,001,205,261	2,249	4,314	1,001,205,261	2,249	

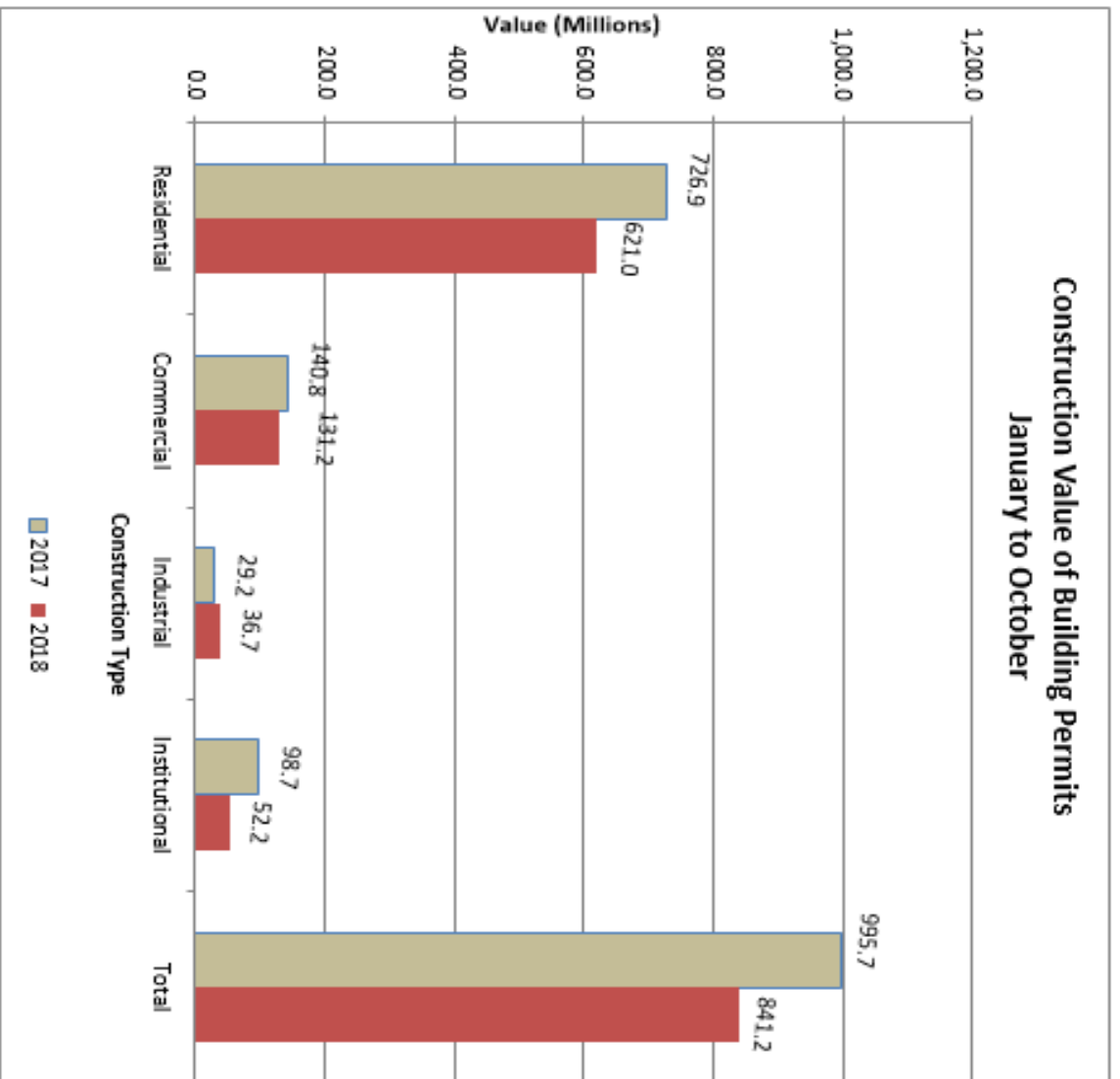
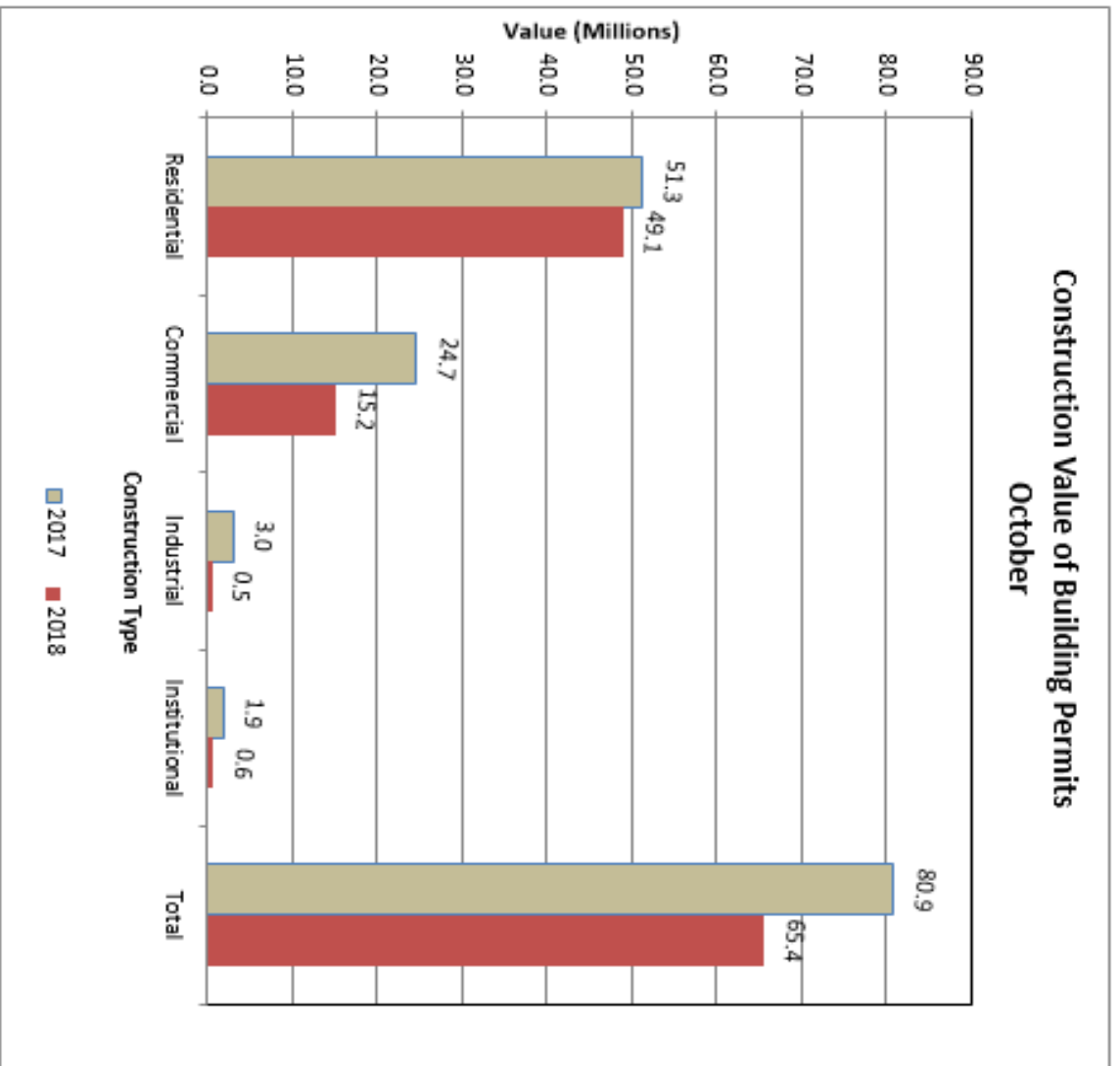
Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.

2) Mobile Signs are no longer reported.

3) Construction Values have been rounded up.

November 15, 2018

Y:\Shared\building\buildingmonthlyreports\monthly reports\2018 BCA Summary\BCA-October2018.xls



*** excludes Agricultural, Administrative and Sign Permits

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Riocan Holdings Inc	1030 Adelaide St N	Alter-Retail Store-Alter Interior Of Metro Store, Frt/Fpo	0	4,000,000
Jeffrey Wilson White Oaks Mall Holdings Ltd C/O Bertall Kennedy (Canada)	1105 Wellington Rd	Alter-Retail Store-Comm - Alter For Shoppers Drug Mart In Units 271-2	0	1,000,000
Rembrandt Meadowlark Ontario Ltd	111 York St	Alter-Restaurant <= 30 People-Alter- Cm Tim Hortons- Interior And Exterior Alter	0	200,000
Rembrandt Meadowlark Inc	1110 Meadowlark Ridge A	Erect-Townhouse - Condo-Erect 7 Unit Townhouse Block Dpn 42,44,46,48,50,52	7	1,695,200
Rembrandt Meadowlark Inc	1110 Meadowlark Ridge B	Erect-Townhouse - Condo-Erect 7 Unit Townhouse Block Dpn 28,30,32,34,36,38	7	1,863,100
Rembrandt Meadowlark Inc	1110 Meadowlark Ridge G	Erect-Townhouse - Condo-Erect 5 Unit Townhouse Block Dpn 1056, 1058, 1060,	5	1,245,000
Ben Cameron Consulting Inc.	130 Sherwood Forest Sq A	Erect-Apartment Building-Erect 4-Storey 24-Unit Apartment Building Frt/Fpo	24	6,123,600
1331 Hyde Park Road Holdings Inc	1331 Hyde Park Rd	Erect-Retail Plaza-Erect Commercial Shell Building 3 Units. Frt	0	2,552,000
1016747 Inc	1450 North Wenige Dr 21	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sfd, 2 Storey, 2 Car Garage, 3 B	1	286,200
1016747 Ontario Limited	1450 North Wenige Dr 29	Erect-Townhouse - Cluster Sdd-Erect - 1 Storey, 2 Car Garage, 2 Bedroom, Partial	1	360,000
Millstone Inc. Millstone Homes Inc.	1452 Byron Baseline Rd 4	Erect-Townhouse - Cluster Sdd-Erect New Townhousecluster Sdd, 2 Storey, 2 Car, 4	1	484,200
Becker Anne,Becker Garth	149 Tecumseh Ave E	Install Inground Pool Fence-Pool Fence Permit - Inground-	0	350,000
Sifton Properties Limited Sifton Properties Limited	1638 Ed Ervasti Lane	Erect-Townhouse - Cluster Sdd-Erect, New Cluster Sdd, 1 Storey, 2 Car Garage, 4	1	361,800
Ben Cameron Ben Cameron Consulting Inc	164 Sherwood Forest Sq	Install-Apartment Building-Apt - Install Site Servicing Frt	0	1,363,472
Bonnie & Mike Pierotti Julcon Developments Inc	167 John St	Erect-Triplex-Ra - Erect New 2 1/2 Storey Triplex 'Off The Clo	3	630,000
Erin Mercer C/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Comm - Alter Interior For Telus In Unit # L026 Fr	0	220,000
Hully Gully Limited	1705 Wharmcliffe Rd S	Add-Non-Residential Accessory Building- Add New Storage Bldg. Frt	0	1,130,000
1058506 Ontario Inc	1771 Traifagar St	Erect-Carwash-Cm - Erect 2 Bay Drive Thru Car Wash	0	655,200
The Incorporated Synod Of The Diocese Of Huron	195 Dufferin Ave	Alter-Offices-Alter - Interior Renovation, 7th Floor Offices. No	0	341,200
213 Wortley Corp 213 Wortley Corp	211 Wortley Rd	Add-Apartment Building-Add To Rear Of Existing Apt Building To Maintain 8	4	550,000
AL-Tamimi Ltd AL-Tamimi Ltd	2263 Dundas St	Erect-Carwash-Cm - Erect Single Drive Thru Car Wash Shell Only	0	271,200
1610341 Ontario Inc	240 Waterloo St	Alter-Offices-Comm - Interior Fit Up Unit 106. Frt *****Parkin	0	142,000
Sifton Properties Limited Sifton Properties Limited	2427 Daisy Bend	Install-Townhouse - Cluster Sdd-Install Site Services	0	500,000
Magnificent Homes Magnificent Homes	2621 Holbrook Dr F	Erect-Townhouse - Condo-Erect - 4 Unit Townhouse Block - Unit 2, 4, 6, 8 -	4	693,500
Abdo Mohammed Oxford Wharmcliffe Centre Inc	265 Wharmcliffe Rd N	Alter-Dental Offices-Cm - Interior Alteration For Dental Office	0	1,000,000
Geengate Village Limited	2688 Asima Dr	Alter-Street Townhouse - Condo-Erect - Townhouse - 4 Units, 2 Storey, 3 & 4 Bedro	4	873,600
Waste Management Of Canada Corporation	290 Exeter Rd	Alter-Chemical Mfg Or Processing-Id - Replace Existing Heater And Exhaust Fan	0	250,000
Foxwood Developments (London) Inc	2900 Tokala Trail	Install-Townhouse - Condo-Install Site Services For Four Blocks	0	400,000
Sifton Properties Limited Sifton Properties Limited	3025 Doyle Dr	Install-Townhouse - Cluster Sdd-Install Site Services	0	500,000
2585306 Inc. 2585306 Ontario Inc.	3260 Singleton Ave M	Erect-Townhouse - Condo-Erect - Townhouse Block - 4 Unit - 3 Storey, 1 Car	4	966,200
2585306 Inc. 2585306 Ontario Inc.	3260 Singleton Ave N	Erect-Townhouse - Condo-Erect - Townhouse Block - 4 Unit - 3 Storey, 1 Car	4	908,600
Voila Zervakos York Developments (London) Inc	3325 Wonderland Rd S	Alter-Retail Store-Cm - Interior Fit Up For Visions Electronics Unit	0	500,000
Craig Janosik Snc Lavalin O&M On Behalf Of Pwpsc	451 Talbot St	Alter-Federal Buildings-Is - Interior Alteration, Add Emergency Lighting A	0	131,000
Esam Construction Limited Esam Construction Limited	541 Oxford St W	Alter-Financial Institution-Commercial Alteration To Finish For Rbc Bank, Shel	0	950,000
St Joseph's Parkwood Institute St Joseph's Parkwood Institute	550 Wellington Rd	Install-Hospitals-Institutional Building - Plumbing Installation - H	0	0
John Purkiss Wharmcliffe Joint Venture	764 Wharmcliffe Rd S	Alter-Automobile Sales & Service-Alter For Facade And Roof Upgrades Car Dealership.	0	300,000
Al Faez Real Estate Corp Al Faez Real Estate Corp	775 Southdale Rd E	Install-Retail Store-Cm - Install New Facade Onpart Of Existing Builidin	0	180,000
785 Wonderland Road Inc C/O Mccor Management (East) Inc 785 Wonderland Road Inc./ Mccor	785 Wonderland Rd S	Alter-Retail Store-Alter Interior For Landlord Work, Demo/Prep. In Pr	0	280,000

November 22 2018

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Management (East) Inc.	785 Wonderland Rd S	Alter-Retail Store-Alter Interior For Landlord Work, Demo/Prep, In Pr	0	280,000
Thames Valley District School Board Thames Valley District School Board	80 St Lawrence Blvd	Install-Schools Elementary, Kindergarten-Installation Of Storm Sewer And Oil Grit Separator	0	235,000
Dipesh Patel London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Is - Interior Alteration For Mdr Saccupe Room, D1-3	0	150,000
Rogers Cable Communications C/O Real Estate Dept	800 York St	Alter-Offices-Interior Alter Of Office Building: Frr Fpo	0	250,000

Total Permits 41 Units 70 Value 34,882,072

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**

Hully Gully Limited
1058506 Ontario Inc
Al-Tamimi Ltd Al-Tamimi Ltd
Mark Minnie 1331 Hyde Park Road Holdings Inc.

Commercial permits regardless of construction value.