



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: December 17, 2018

RE: **Monthly Report for November 2018**

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

Permit Issuance

By the end of November, 4,376 permits had been issued with a construction value of approximately \$917 million, representing 2,270 new dwelling units. Compared to last year, this represents a 13.5% decrease in the number of permits, a 15.5% decrease in the construction value and a 6.5% decrease in the number of dwelling units.

To the end of November, the number of single and semi-detached dwellings issued were 641, which was a 36% decrease over last year.

At the end of November, there were 633 applications in process, representing approximately \$540 million in construction value and an additional 1,364 dwelling units, compared with 689 applications having a construction value of \$237 million and an additional 628 dwelling units for the same period last year.

The rate of incoming applications for the month of November averaged out to 12.5 applications a day for a total of 275 in 22 working days. There were 32 permit applications to build 32 new single detached dwellings, 12 townhouse applications to build 56 units, of which 2 were cluster single dwelling units.

There were 260 permits issued in November totalling \$70.1 million including 272 new dwelling units.

Inspections

BUILDING

Building Inspectors received 1,935 inspection requests and conducted 3,053 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 1,935 requested inspections for the month, 95% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 524 inspection requests and conducted 659 building related inspections. An additional 84 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 130 inspections were conducted this month per inspector.

Based on the 524 requested inspections for the month, 98% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 867 inspection requests and conducted 1,132 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 189 inspections were conducted this month per inspector.

Based on the 867 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

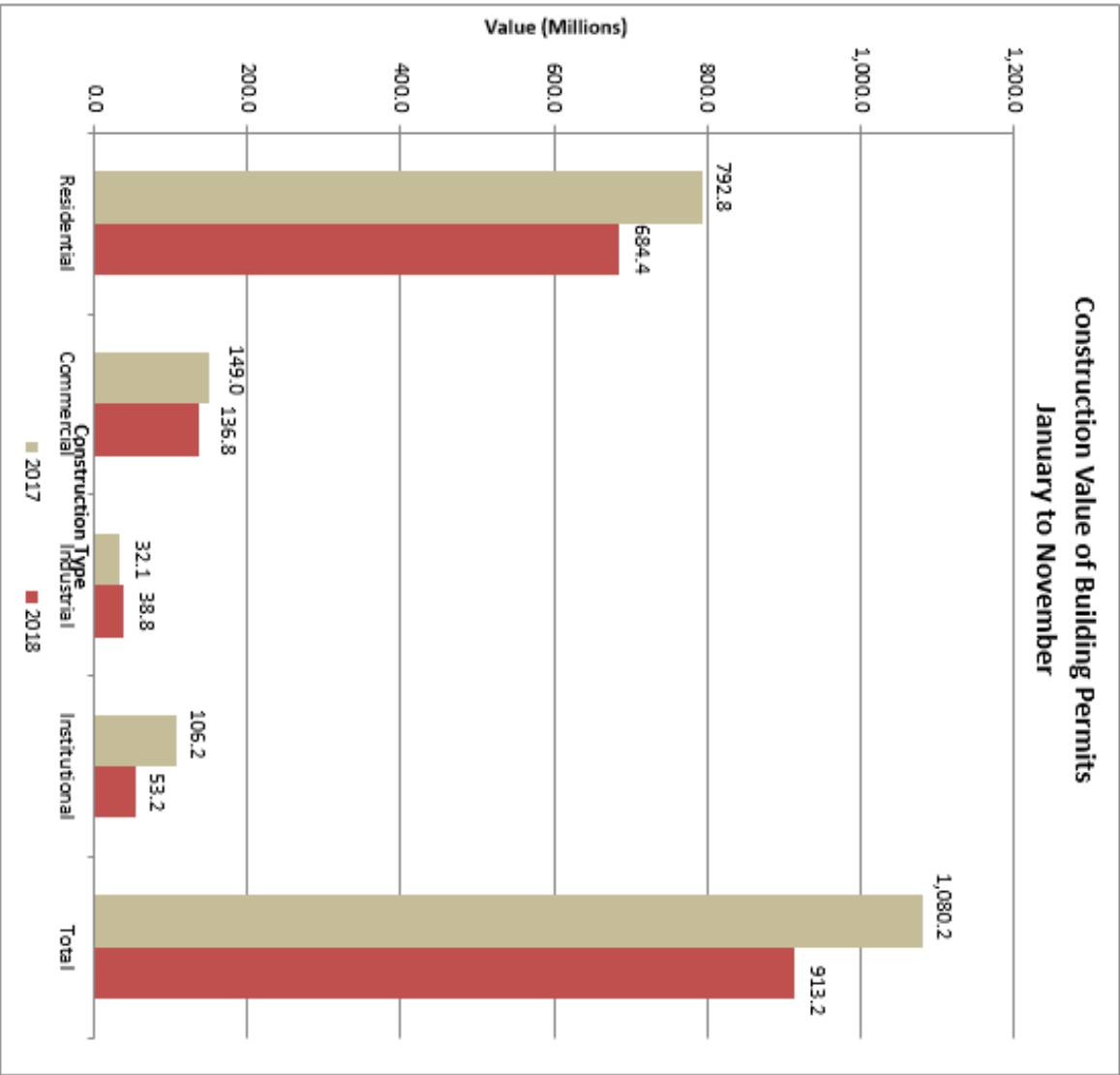
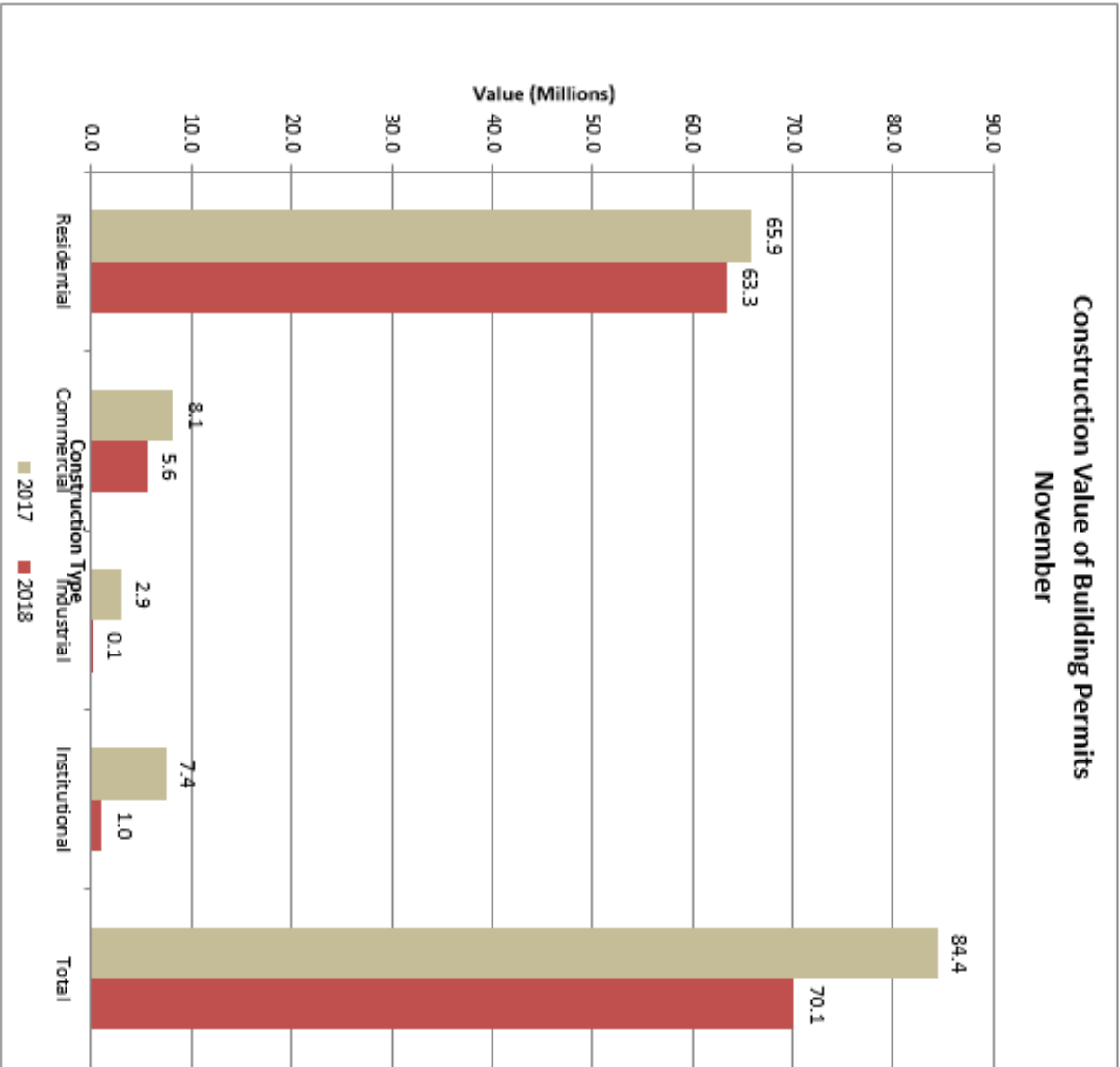
CITY OF LONDON

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

CLASSIFICATION	November 2018			to the end of November 2018			November 2017			to the end of November 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 FAMILY DWELLINGS	44	20,763,680	44	641	271,347,705	641	108	41,821,314	108	1,002	411,032,297	1,002
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	11	7,410,654	35	198	151,482,923	622	26	19,324,242	73	234	174,098,533	711
DUPLEX, TRIPLEX, QUAD,APT BLDG	1	32,000,000	182	10	203,356,520	922	0	0	0	9	143,730,260	665
RES-ALTER & ADDITIONS	137	3,168,040	10	1,736	58,189,299	84	174	4,753,077	0	1,910	63,985,458	52
COMMERCIAL - ERECT	2	1,817,100	1	33	60,801,403	1	1	2,450,000	0	23	50,775,442	0
COMMERCIAL ADDITION	0	0	0	13	10,780,718	0	0	0	0	11	15,533,460	0
COMMERCIAL - OTHER	21	3,773,700	0	426	65,247,039	0	38	5,696,000	0	370	82,675,822	0
INDUSTRIAL - ERECT	0	0	0	3	9,450,000	0	3	2,250,000	0	7	6,677,476	0
INDUSTRIAL - ADDITION	0	0	0	7	7,330,000	0	0	0	0	15	15,835,475	0
INDUSTRIAL - OTHER	8	85,750	0	63	22,002,054	0	7	692,000	0	67	9,629,910	0
INSTITUTIONAL - ERECT	0	0	0	0	0	0	1	664,060	0	4	71,121,560	0
INSTITUTIONAL - ADDITION	0	0	0	5	14,049,600	0	1	713,000	0	2	1,913,000	0
INSTITUTIONAL - OTHER	16	1,041,000	0	224	39,174,942	0	21	6,023,700	0	158	33,170,423	0
AGRICULTURAL	0	0	0	3	210,000	0	0	0	0	3	520,000	0
SWIMMING POOL FENCES	4	53,000	0	220	4,972,972	0	2	45,000	0	213	4,225,338	0
ADMINISTRATIVE	7	3,000	0	180	456,850	0	10	3,000	0	184	824,200	0
DEMOLITION	9	0	7	82	0	42	12	0	4	114	0	71
SIGNS/CANOPY - CITY PROPERTY	0	0	0	14	0	0	2	0	0	35	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	111	0	0	518	0	0	55	0	0	414	0	0
TOTALS	371	70,115,924	272	4,376	918,852,024	2,270	461	84,435,393	181	4,775	1,085,748,654	2,430

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.

December 17, 2018



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Rick Morschauer Forest Park Homes (Hazeleden) Inc.	1195 Riverside Dr 10	Erect-Townhouse - Cluster Sdd-Erect - New Cluster Sfd - 2 Storey, 4 Bedroom, 2	1	440,700
Revere Developments (Riverside) Inc.	1195 Riverside Dr 5	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 3 Bedrooms,	1	390,310
Wastell Developments Inc. Wastell Developments Inc.	1280 Michael Cir A	Erect-Townhouse - Condo-Erect Townhouse Block Building A, 4 Units, Dpn'S 1	4	652,600
Doug Wastell Wastell Developments Inc	1280 Michael Cir B	Erect-Townhouse - Condo-Erect - Townhouse Block Building B, 4 Units, Dpn'S	4	715,800
Hm Holdings (London) Inc	129 Exeter Rd	Erect-Retail Store And Warehouse-Erect Warehouse And Offices Shell Only ¿Sealed Ac	0	1,500,000
Ryan Hevey Wonderland Commercial Centre Inc.	1365 Beaverbrook Ave	Alter-Offices-Alter - Cm - Interior Tenant Fit-Up. No Structura	0	132,900
2155110 Ontario Inc	140 Fullarton St	Alter-Shopping Centre-Alter - Cm Tailbot Centre Mail - Exterior Works To	0	1,000,000
Old Oak Properties Inc. Old Oak Properties Inc.	140 Fullarton St	Alter-Shopping Centre-Alter - Cm Tailbot Centre Mail - Interior Alteratio	0	1,000,000
Stefan Soumalles Summit Properties	148 Fullarton St	Alter-Offices-Alter - Cm Offices - Tenant Fit-Up, No Structural	0	150,000
Sifton Properties Limited Sifton Properties Limited	1527 Moe Norman Pl	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd, 1 Storey, 2 Car, 2 Bed, Un	1	306,000
2583285 Ontario Inc.	1532 Western Rd	Add-Duplex-Add - To Replace Existing Slab On Grade Addition W	1	121,200
Erin Mercer C/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Cm - Interior Alter For M-Boutique Frr/Fpo Shell	0	175,000
Canadian Tire Properties Inc	1895 Hyde Park Rd	Alter-Restaurant <= 30 People-Alter - Cm Rest <30 - Renovate Service And Public	0	300,000
Anas Strour 1865512 Ontario Inc.	2621 Holbrook Dr C	Erect-Townhouse - Condo-Erect Rt - 4 Unit, Block C, Dpn'S 2607, 2609, 2611	4	754,100
Foxwood (London) Inc. Foxwood Developments (London) Inc.	2910 Tokala Trail J	Erect-Townhouse - Condo-Erect New 3 Units Townhouse Bldg J	3	506,000
Chris Goodman Traditional Construction Inc.	300 York St	Alter-Municipal Buildings-Repair Exterior Stairs, Reininstall Electromagnetic	0	170,000
2585306 Inc. 2586306 Ontario Inc.	3260 Singleton Ave Q	Erect-Townhouse - Condo-Erect - Townhouse Block - 4 Unit - 3 Storey, 1 Car	4	956,200
Thames Valley District School Board Thames Valley District School Board	450 Millbank Dr	Install-Schools Secondary, High, Jr. High-Is- Install Fire Alarm Upgrade And Emergency Light	0	600,000
West Coronation Developments Inc West Coronation Developments Inc	499 Sophia Cres	Erect-Townhouse - Condo-Erect - New 3 Unit Townhouse Block 'A' - 2 Storey,	3	719,000
Al Soufan Captain Generation Mail Limited	530 Oxford St W	Alter-Gymnasia-Alter - Hybrid Fitness - Interior Alter For Tenant	0	573,600
Salt Clinic Canada Inc	583 Oxford St E	Erect-Offices-Erect - Cm - 2 Storey, Main Floor Unit Group D (Se	1	317,100
Cedar Hollow Developments Limited	600 Guinness Way B	Erect-Townhouse - Condo-Th - Erect 3 Unit Townhouse Block B - Dpn'S 618, 6	3	638,600
M & R Suites Inc	75 High St	Alter-Apartment Building-Ra- Interior Alter To Create 5 Units. Frr Fpo	5	300,000
2126555 Ontario Inc	79 Ridout St S	Alter-Offices-Cm- Interior Office Renovations And Residential Ab	0	180,000
2425293 Ontario Inc. C/O Farhad Noori	811 Samia Rd A	Erect-Street Townhouse - Condo-Erect - New Townhouse Block A - 2 Storey, 3 Bedroo	7	1,331,344
Drewlio Holdings Inc.	848 Blythwood Rd	Erect-Apartment Building-Erect 12 Storey Apartment Building, Frr Fpo 96 -	182	32,000,000

Total Permits 26 Units 224 Value 45,930,454

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

Permits_Issued_Greater_100000_Construction value

City of London - Building Division				December 11 2018
Principal Permits Issued From November 01, 2018 to November 30, 2018				
Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Salt Clinic Canada Inc				
Hm Holdings (London) Inc				

Commercial permits regardless of construction value.