



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: January 25, 2019

RE: Monthly Report for December 2018

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

Permit Issuance

By the end of December, 4,570 permits had been issued with a construction value of \$1.008 billion, representing 2,649 new dwelling units. Compared to last year, this represents an 8.8% decrease in the number of permits, a 10.3% decrease in the construction value and a 5.4% increase in the number of dwelling units.

To the end of December, the number of single and semi-detached dwellings issued were 656, which was a 36.8% decrease over last year.

At the end of December, there were 712 applications in process, representing approximately \$622 million in construction value and an additional 1,395 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 December averaged out to 14.9 applications a day for a total of 232 in 15.5 working days. There were 45 permit applications to build 45 new single detached dwellings, 27 townhouse applications to build 114 units, of which 3 were cluster single dwelling units.

There were 201 permits issued in December totalling \$91.2 million including 379 new dwelling units.

Inspections

BUILDING

Building Inspectors received 1,279 inspection requests and conducted 2,050 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 107 inspections were conducted this month per inspector.

Based on the 1,279 requested inspections for the month, 94% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 362 inspection requests and conducted 520 building related inspections. An additional 55 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 99 inspections were conducted this month per inspector.

Based on the 362 requested inspections for the month, 97% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 495 inspection requests and conducted 686 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 83 inspections were conducted this month per inspector.

Based on the 495 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, S. McHugh

CITY OF LONDON

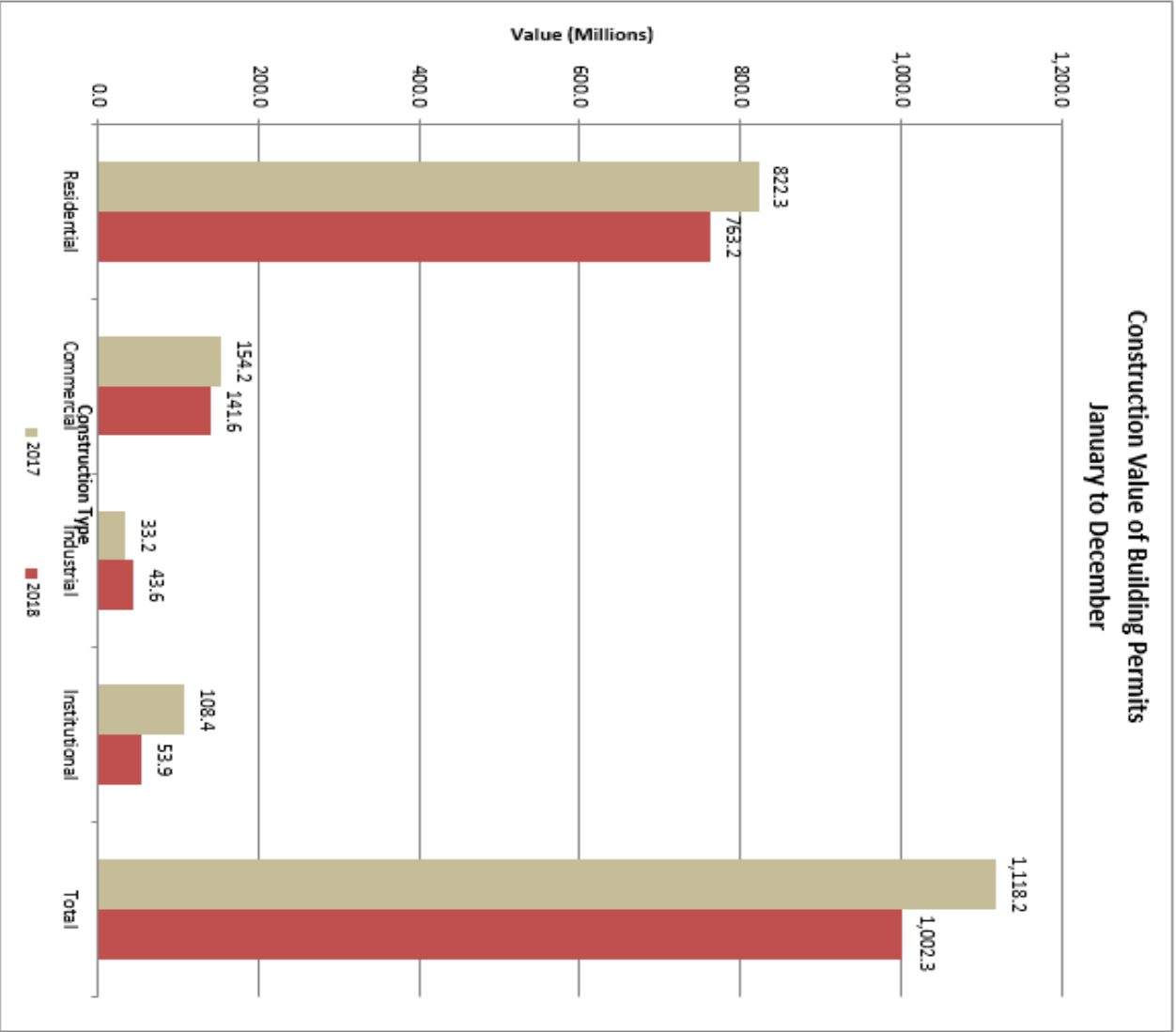
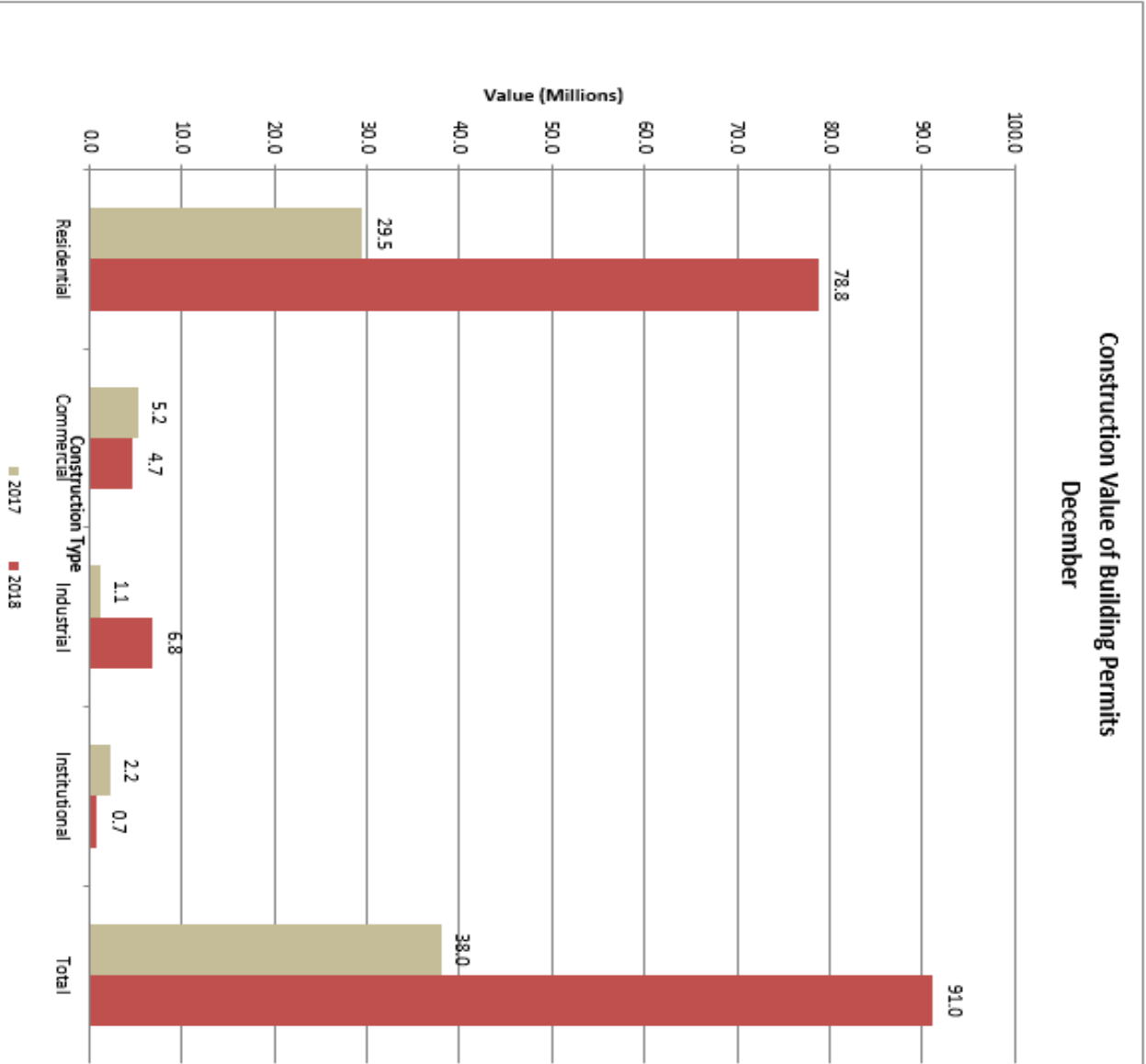
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF December 2018

December 2018				to the end of December 2018				December 2017				to the end of December 2017			
CLASSIFICATION	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	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE FAMILY DWELLINGS	15	5,896,140	15	656	277,243,845	656	36	15,412,640	36	1,038	426,444,937	1,038			
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0			
TOWNHOUSES	9	9,161,400	43	207	160,644,323	665	20	11,618,650	41	254	185,717,183	752			
DUPLEX, TRIPLEX, QUAD,APT BLDG	3	60,033,000	227	13	263,389,520	1,149	0	0	0	9	143,730,260	665			
RES-ALTER & ADDITIONS	90	3,702,750	94	1,826	61,893,349	178	81	2,470,274	5	1,991	66,455,732	57			
COMMERCIAL - ERECT	0	0	0	33	60,801,403	1	0	0	0	23	50,775,442	0			
COMMERCIAL ADDITION	1	290,000	0	14	11,070,718	0	0	0	0	11	15,533,460	0			
COMMERCIAL - OTHER	29	4,448,200	0	455	69,695,239	0	31	5,185,500	0	401	87,861,322	0			
INDUSTRIAL - ERECT	1	5,000,000	0	4	14,450,000	0	1	600,000	0	8	7,277,476	0			
INDUSTRIAL - ADDITION	1	948,000	0	8	8,278,000	0	0	0	0	15	15,835,475	0			
INDUSTRIAL - OTHER	6	860,400	0	69	20,862,454	0	5	492,000	0	72	10,121,910	0			
INSTITUTIONAL - ERECT	0	0	0	0	0	0	0	0	0	4	71,121,560	0			
INSTITUTIONAL - ADDITION	0	0	0	5	14,049,600	0	0	0	0	2	1,913,000	0			
INSTITUTIONAL - OTHER	7	700,750	0	231	39,875,692	0	9	2,194,700	0	167	35,365,123	0			
AGRICULTURAL	0	0	0	3	210,000	0	0	0	0	3	520,000	0			
SWIMMING POOL FENCES	2	90,000	0	222	5,062,972	0	1	3,060	0	214	4,228,398	0			
ADMINISTRATIVE	7	81,650	0	187	538,500	0	17	80,000	0	201	904,200	0			
DEMOLITION	1	0	1	83	0	43	2	0	2	116	0	73			
SIGNS/CANOPY - CITY PROPERTY	4	0	0	24	0	0	2	0	0	37	0	0			
SIGNS/CANOPY - PRIVATE PROPERTY	25	0	0	530	0	0	34	0	0	448	0	0			
TOTALS	201	91,212,290	379	4,570	1,008,065,615	2,649	239	38,056,824	82	5,014	1,123,805,479	2,512			

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

2) Mobile Signs are no longer reported.

3) Construction Value has been rounded up.



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Public Utilities Commission C/O London Hydro	111 Horton St E	Alter-Offices-Alter - Cm - Interior Alterations To The Second Fl	0	250,000
City Of London	1159 Adelaide St N 1	Alter-Water Filtration-Indust- Alt For New Air Handling Unit And New Boil	0	234,000
Sifton Properties Limited Sifton Properties Limited	1295 Riverbend Rd	Erect-Non-Residential Accessory Building-Erect 2 Level Parking Garage: Frr Shell Only ¿Sea	0	5,000,000
Sun Life Assurance Co Of Cnd C/O Bentall Lp	1319 Commissioners Rd E E	Alter-Dental Offices-Dental Office - Renovate Existing Unit For New Ten	0	300,000
Sharon Farms & Enterprises Limited	1340 Huron St	Alter-Nursing Homes-Is - Install New Sprinkler System In Common Area A	0	150,000
145 Wortley Inc	145 Wortley Rd	Alter-Restaurant -Comm - Alteration And Addition Of New Restaurant	0	150,000
1635 Richmond (London) Corp	1635 Richmond St	Erect-Apartment Building-Apt. Erect 6 Storey, 75-Unit Apartment Bldg, Frr/F	75	15,583,800
Erin Mercer C/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Comm - Alter Interior For Ricki's Store In Unit L1	0	300,000
2150430 Ontario Inc	1956 Mallard Rd	Alter-Warehousing-Indust - Add To And Alter For Two-Storey Office Us	0	500,000
Sifton Properties Limited Sifton Properties Limited	2020 Logans Run A	Erect-Townhouse - Rental -Erect New Townhouse - Townhouse - Rental - 6 Units	6	768,600
Peter Duff Centurion Apartments C/O Centurion Property Associates	205 Oxford St E 604A	Alter-Apartment - Condo-Apt - Alter To Convert Commercial Space To Four Ap	4	300,000
Anas Snour 1865512 Ontario Inc.	2621 Holbrook Dr A	Erect-Townhouse - Condo-Erect - New Townhouse Block A - 4 Units, 2 Storey,	4	754,100
Magnificent Homes Magnificent Homes	2621 Holbrook Dr B	Erect-Townhouse - Condo-Erect Rl- 4 Unit - Block B- Dpn'S 2595, 2597, 2599	4	754,100
London District Energy Gp Inc.	301 Colborne St	Add-Power Plants-Id- Addition To Power Plant. Fpo Frr Shell Only	0	948,000
1781977 Ontario Inc. C/O Arun Selgal	305 Piccadilly St	Alter-Apartment Building-Ra - Interior Renovations For 8 Plex.	0	400,000
Old Oak Properties Inc. Old Oak Properties Inc.	325 Sugarcreek Trail	Erect-Apartment Building-Erect - Ra - Apartments - Two New Five Storey Res	148	43,740,000
2585306 Inc. 2585306 Ontario Inc.	3260 Singleton Ave O	Erect-Townhouse - Condo-Erect - Townhouse Block - 4 Unit - 3 Storey, 1 Car	4	908,600
2585306 Inc. 2585306 Ontario Inc.	3260 Singleton Ave P	Erect-Townhouse - Condo-Erect - Townhouse Block - 4 Unit - 3 Storey, 1 Car	4	956,200
2013798 Ontario Inc 2013798 Ontario Inc	355 Ridout St N	Install-Offices-Install Site Servicing- Storm Sewer Only	0	200,000
L.F. Propco Holdings (Ontario) 31 Ltd.	355 Wellington St	Alter-Shopping Centre-Citi Plaza - Extend Elevator Shaft, Replacing And	0	1,500,000
Piret (Southwest) Holdings Inc	3820 Commerce Rd	Alter-Automobile Repair Garage-Cm - Interior Alter To Existing Office Area And In	0	750,000
	471 Elizabeth St	Erect-Apartment Building-Erect 4 Unit Apartment Building, Soils Report By E	4	709,200
West Coronation Developments Inc West Coronation Developments Inc	499 Sophia Cres A	Erect-Townhouse - Condo-Erect New 3 Unit Townhouse Block "A" - 2 Storey, 3	3	719,000
West Coronation Developments Inc West Coronation Developments Inc	499 Sophia Cres B	Erect-Townhouse - Condo-Erect - New Townhouse Block 'B' - 2 Storey, 3 Bedr	6	1,490,400
West Coronation Developments Inc West Coronation Developments Inc	499 Sophia Cres C	Erect-Townhouse - Condo-Erect - New Townhouse Block 'C' - 2 Storey, 3 Bedr	6	1,490,400
West Coronation Developments Inc West Coronation Developments Inc	499 Sophia Cres D	Erect-Townhouse - Condo-Erect Block D, Dpn- 32, 34, 36, 38, 40, 42, Two Sio	6	1,320,000
St Joseph's Health Care London St Joseph's Health Care London	550 Wellington Rd	Alter-Hospitals-Is - Kitchen Alteration	0	392,150
653 Talbot Street Inc	653 Talbot St	Alter-Apartment - Condo-Apartment - Alter To Convert Sdd To Triplex, Waiti	2	700,000
Station Park Station Park (London) Inc	660 Richmond St 5,6	Alter-Restaurant -Alter - Cm A2 Restaurant 'Copper Branch'- Change	0	277,400
1174401 Ontario Inc C/O Ford Motor Co. Of Canada	684 Wharmcliffe Rd S	Add-Automobile Sales & Service-Cm - Add Office: Frr	0	290,000
910-912 Wonderland Holdings Limited	910 Wonderland Rd S	Alter-Apartment Building-Ra - Balcony Repairs Shell Only ¿Sealed Guards Dr	0	140,150
918-922 Wonderland Holding Limited C/O Briarlane Rental Prop.Mgmt	912 Wonderland Rd S	Alter-Apartment Building-Ra - Balcony Repairs Shell Only ¿Sealed Guards Dr	0	140,150
918-922 Wonderland Holdings Limited	918 Wonderland Rd S	Alter-Apartment Building-Ra - Balcony Repairs Shell Only ¿Sealed Guards Dr	0	140,150
918-922 Wonderland Holding Limited C/O Briarlane Rental Prop.Mgmt	920 Wonderland Rd S	Alter-Apartment Building-Ra - Balcony Repairs Shell Only ¿Sealed Guards Dr	0	140,150

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
918-922 Wonderland Holding Limited C/O Briarlane Rental Prop.Mgmt	922 Wonderland Rd S	Alter-Apartment Building-Ra-Balcony Repairs Shell Only ¿Sealed Guards Draw	0	140,150

Total Permits 35 Units 276 Value 82,536,700

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

1174401 Ontario Inc C/O Ford Motor Co. Of Canada
Boiler Mountain Boiler Mountain
145 Wortley Inc

Commercial permits regardless of construction value.