



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: February 11, 2019

RE: **Monthly Report for January 2019**

Attached are the Building Division's monthly report for January 2019 and copies of the Summary of the Inspectors' Workload reports.

Permit Issuance

By the end of January, 275 permits had been issued with a construction value of \$41.7 million, representing 70 new dwelling units. Compared to last year, this represents a 4.5% increase in the number of permits, a 62.5% decrease in the construction value and a 77.3% decrease in the number of dwelling units.

To the end of January, the number of single and semi-detached dwellings issued were 36, which was a 40% decrease over last year.

At the end of January, there were 713 applications in process, representing approximately \$612 million in construction value and an additional 1,372 dwelling units, compared with 772 applications having a construction value of \$582 million and an additional 986 dwelling units for the same period last year.

The rate of incoming applications for the month of January averaged out to 10.9 applications a day for a total of 241 in 22 working days. There were 38 permit applications to build 38 new single detached dwellings, 6 townhouse applications to build 12 units, of which 3 were cluster single dwelling units.

There were 275 permits issued in January totalling \$41.7 million including 70 new dwelling units.

Inspections

BUILDING

Building Inspectors received 1,801 inspection requests and conducted 2,741 building related inspections. An additional 4 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 11 inspectors, an average of 243 inspections were conducted this month per inspector.

Based on the 1,801 requested inspections for the month, 95% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 462 inspection requests and conducted 622 building related inspections. An additional 158 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 123 inspections were conducted this month per inspector.

Based on the 462 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 666 inspection requests and conducted 940 plumbing related inspections. An additional 1 inspection was completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 157 inspections were conducted this month per inspector.

Based on the 666 requested inspections for the month, 100% 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

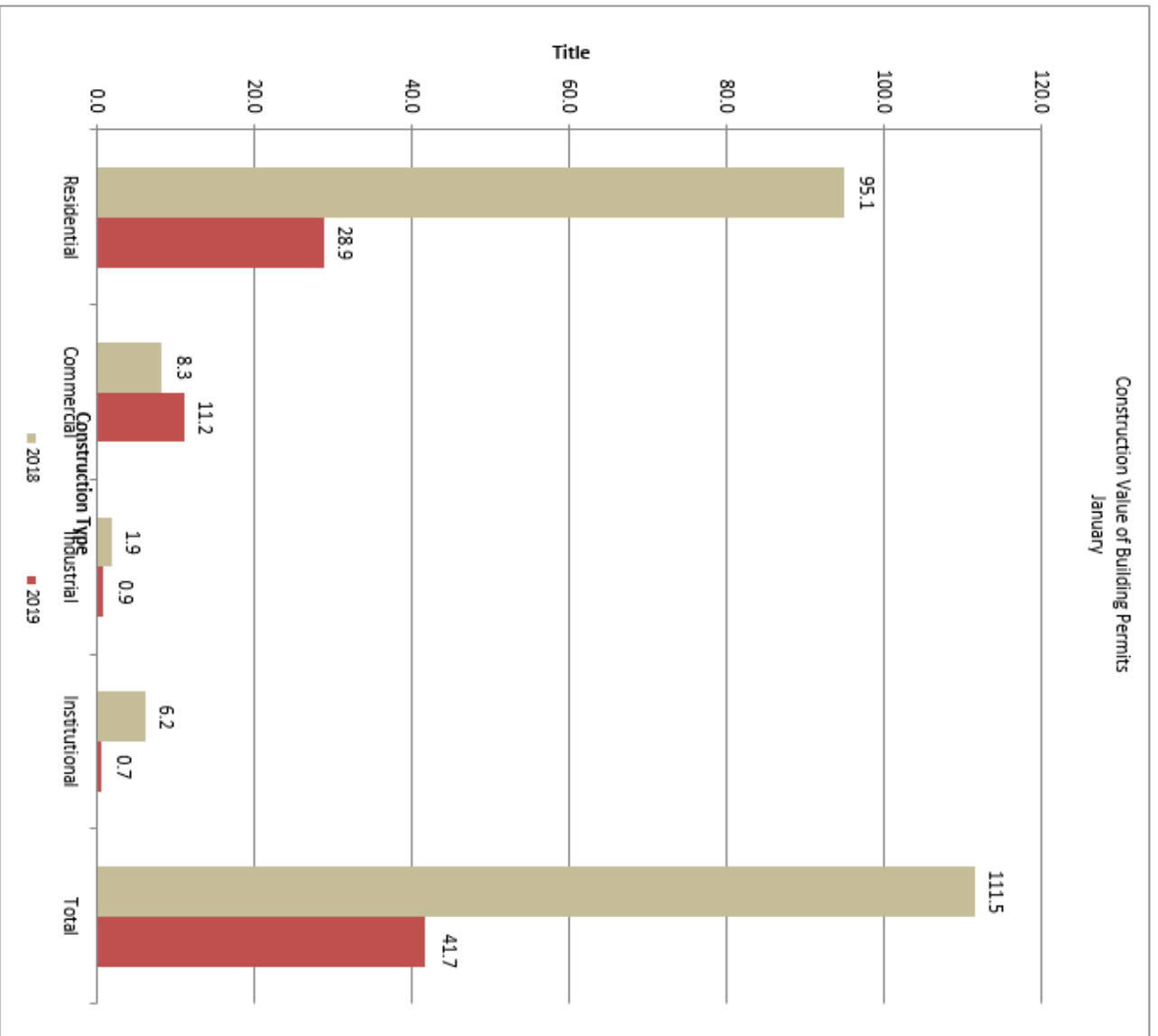
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF January 2019

CLASSIFICATION	January 2019		to the end of January 2019		January 2018		to the end of January 2018	
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE
SINGLE DETACHED DWELLINGS	36	15,764,000	36	15,764,000	60	25,531,689	60	25,531,689
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0
TOWNHOUSES	8	6,478,000	8	6,478,000	11	7,276,297	11	7,276,297
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	1,250,000	1	1,250,000	1	60,000,000	1	60,000,000
RES-ALTER & ADDITIONS	129	5,407,000	129	5,407,000	81	2,269,750	1	2,269,750
COMMERCIAL -ERECT	0	0	0	0	1	2,200,000	0	0
COMMERCIAL - ADDITION	1	2,500,000	1	2,500,000	1	215,000	1	215,000
COMMERCIAL - OTHER	45	8,688,000	45	8,688,000	33	5,917,168	0	0
INDUSTRIAL - ERECT	1	100,000	1	100,000	0	0	0	0
INDUSTRIAL - ADDITION	0	0	0	0	0	0	0	0
INDUSTRIAL - OTHER	7	811,000	7	811,000	7	1,922,949	7	1,922,949
INSTITUTIONAL - ERECT	0	0	0	0	0	0	0	0
INSTITUTIONAL - ADDITION	0	0	0	0	1	2,800,000	1	2,800,000
INSTITUTIONAL - OTHER	6	738,000	6	738,000	32	3,379,950	0	0
AGRICULTURE	1	10,000	1	10,000	0	0	0	0
SWIMMING POOL FENCES	1	15,000	1	15,000	1	3,500	0	0
ADMINISTRATIVE	7	0	7	0	4	10,000	0	0
DEMOLITION	9	0	9	0	2	0	1	0
SIGNS/CANOPY - CITY PROPERTY	5	0	5	0	1	0	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	18	0	18	0	27	0	0	0
TOTALS	275	41,761,000	275	41,761,000	263	111,526,303	304	111,526,303

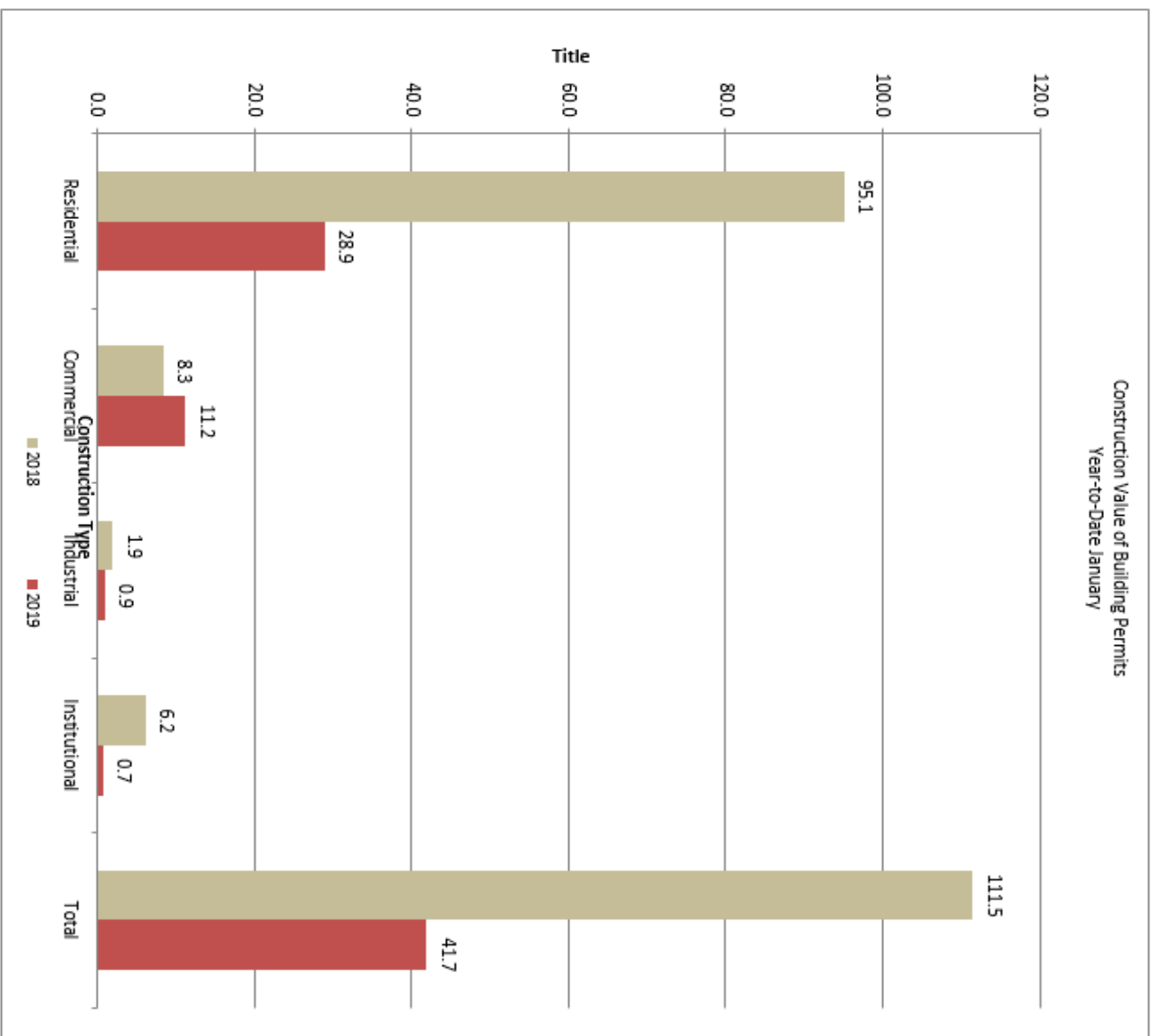
Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.

2) Mobile Signs are no longer reported.

Construction Value of Building Permits
January



Construction Value of Building Permits
Year-to-Date January



**City of London - Building Division
Principal Permits Issued From January 01, 2019 to January 31, 2019**

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Rembrandt Homes Rembrandt Homes	1061 Eagletrace Dr 35	Erect-Townhouse - Condo-Townhouse Building - Erect, 1,5 Storey, 2 Car Garag	1	326,720
Stormfisher Environmental Stormfisher Environmental	1087 Green Valley Rd	Install-Chemical Mfg Or Processing-Id- Upgrade Drainage System	0	500,000
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter-Retail Store-Cm- Alter To Existing Unit For The Shoe Company	0	180,000
The Board Of Governors The University Of Western Ontario	1151 Richmond St	Alter-Auditoria-Comm - Alter Interior Of Alumni Hall Levels 2 And 3	0	1,200,000
Hyde Park Square Inc	1175 Hyde Park Rd	Alter-Department Stores-Alter Cm Flant Tiger- Interior Tenant Fit-Up For N	0	772,000
Hyde Park Square Inc	1175 Hyde Park Rd	Alter-Retail Store-Comm - Alter Facade And Interior Work By Landlord	0	800,000
Millstone Inc. Millstone Homes Inc.	1452 Byron Baseline Rd 6	Erect-Townhouse - Cluster Sdd-Erect New Building, 2 Storey, 2 Car Garage 4 Bedro	1	497,100
Old Oak Properties Inc. Old Oak Properties Inc.	150 Dufferin Ave	Alter-Offices-Alter - Cm Offices - Second Floor, Suite 202 - Rev	0	187,000
Richmond & Fanshawe Centre Inc	1673 Richmond St	Alter-Restaurant -Comm - Alter For Fionn Maccoois Restaurant Frr/Fp	0	560,000
Blue Stone Properties Inc	171 Exeter Rd	Install-Automobile Repair Garage-Cm - Install Paint Booth	0	149,000
2584857 Ontario Inc	1820 Canvas Way	Install-Townhouse - Condo-Install Site Services	0	1,500,000
Liberty Square (London) Inc	1880 Phillbrook Dr	Alter-Offices-Alter - Cm Offices - Tenant Fitup On The 3rd Floor	0	750,780
Liberty Square (London) Inc	1880 Phillbrook Dr	Alter-Retail Plaza-Interior Alter Unit 101 For Doctor's Office With A	0	165,000
1907-1909 Oxford Holdings Limited C/O Briarlane Rental	1909 Oxford St E	Alter-Retail Plaza-Interior Alter Of Existing Office, Unit 2 ***Insp	0	122,400
St Joseph'S Health Care London St Joseph'S Health Care London	268 Grosvenor St	Alter-Hospitals-Inst - Alt For Facade Work On Zone B Upper Level	0	200,000
Foxwood (London) Inc. Foxwood Developments (London) Inc.	2900 Tokala Trail C	Erect-Townhouse - Condo-Erect - New 5 Unit Townhouse, Block "C" - Unfinish	5	1,021,700
Foxwood (London) Inc. Foxwood Developments (London) Inc.	2910 Tokala Trail M	Erect-Street Townhouse - Condo-Erect - Rt - New 3 Units Townhouse Bldg M - 2 Stor	3	590,800
Finch Real Property Ltd	300 Southdale Rd E	Add-Automobile Sales & Service-Adding Show Room For Finch Hyundai/Gemesis. Frr Fp	0	2,500,000
1221022 Ontario Inc 1221022 Ontario Inc	300 Sovereign Rd	Alter-Chemical Mfg Or Processing-Indust- Alt To Upgrade Hvac System In Pharmaceutical	0	150,000
First London East Developments Inc.	310 Clarke Rd	Alter-Restaurant -Cm- Interior Alter Fit Up For Tenant- Chucks Roadh	0	154,300
Western Fair Association Western Fair Association	316 Rectory St	Alter-Markets-Cm - Washroom Renovation In Confederation Building.	0	150,000
2585306 Ontario Inc	3260 Singleton Ave R	Erect-Townhouse - Condo-Erect - Townhouse Block - 4 Unit - 3 Storey, 1 Car	4	960,400
Sandhyaji Homes Inc	3560 Singleton Ave 49	Erect-Townhouse - Cluster Sdd-Erect New Cluster Std - 2 Storey, 2 Car Garage, 4	1	315,000
477996 Ontario Limited In Trust	433 King St 101	Alter-Apartment Building-Alter- Apartment Building- Remove Existing Chille	0	500,000
Thames Valley District School Board Thames Valley District School Board	450 Millbank Dr	Alter-Schools Secondary, High, Jr. High-Is - Alter For Electrical Upgrades.Frr	0	450,000
The Y Group Investments & Management Inc.	747 Waterloo St	Alter-Medical Offices-Comm-Alter For Change Of Use From Retail To Medica	0	198,000
London Crossroads Centre Holdings Inc. London Crossroads Centre Holdings Inc.	766 Exeter Rd	Alter-Gymnasia-Comm - Interior Alter For New Crunch Fitness	0	700,000
Crossroads Centre Holdings Inc.	811 Sarnia Rd F	Erect-Townhouse - Condo-Erect 9 Unit Condo Block, Building F, Dpns 12, 14,	9	1,773,810
Fahad Noori 2425293 Ontario Inc	811 Sarnia Rd I	Erect-Townhouse - Condo-Erect 5 Unit Condo Block, Building I, Dpns 2, 4, 6	5	991,900
2425293 Ontario Inc. C/O Fahad Noori	820 Whamcliffe Rd S	Alter-Super Market-Inter Alter To Create Supermarket. Fpo Frr Shell	0	1,200,000
Maplerose Holdings (Canada) Inc Maplerose Holdings (Canada) Inc	848 Blythwood Rd	Erect-Garage For Apartment Building-Erect Ra Storage Garage, 3 Storey, Open Air Above	0	1,250,000
Drewlo Inc. Drewlo Holdings Inc.	960 Green Valley Rd	Alter-Offices-Cm - Interior Office Renovation	0	325,000
Gvr Investments Ltd.	960 Green Valley Rd	Alter-Offices-Cm - Interior Office Renovation	0	325,000

**City of London - Building Division
Principal Permits Issued From January 01, 2019 to January 31, 2019**

Owner	Project Location	Proposed Work	No. Of Units	Constr Value	
Total Permits	32	Units	29	Value	21,140,910

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**

Finch Real Property Ltd
1803299 Ontario Inc

Commercial permits regardless of construction value.