



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:** April 11, 2019

**RE: Monthly Report for March 2019**

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

### **Permit Issuance**

By the end of March, 884 permits had been issued with a construction value of \$121.2 million, representing 281 new dwelling units. Compared to last year, this represents a 0.5% decrease in the number of permits, a 54.3% decrease in the construction value and a 57.8% decrease in the number of dwelling units.

To the end of March, the number of single and semi-detached dwellings issued was 126, which was a 32.2% decrease over last year.

At the end of March, there were 687 applications in process, representing approximately \$963 million in construction value and an additional 1,474 dwelling units, compared with 763 applications having a construction value of \$518 million and an additional 932 dwelling units for the same period last year.

The rate of incoming applications for the month of March, averaged out to 16.9 applications a day for a total of 355 in 21 working days. There were 43 permit applications to build 43 new single detached dwellings, 14 townhouse applications to build 55 units, of which 5 were cluster single dwelling units.

There were 356 permits issued in March totalling \$37 million including 88 new dwelling units.

### **Inspections**

#### **BUILDING**

*Building Inspectors* received 1,957 inspection requests and conducted 2,518 building related inspections. An additional 14 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 11 inspectors, an average of 218 inspections were conducted this month per inspector.

Based on the 1,957 requested inspections for the month, 94% were achieved within the provincially mandated 48 hour time allowance.

#### **CODE COMPLIANCE**

*Building Inspectors* received 453 inspection requests and conducted 753 building related inspections. An additional 139 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 135 inspections were conducted this month per inspector.

Based on the 453 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

## **PLUMBING**

*Plumbing Inspectors* received 712 inspection requests and conducted 965 plumbing related inspections. An additional 3 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 161 inspections were conducted this month per inspector.

Based on the 712 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.

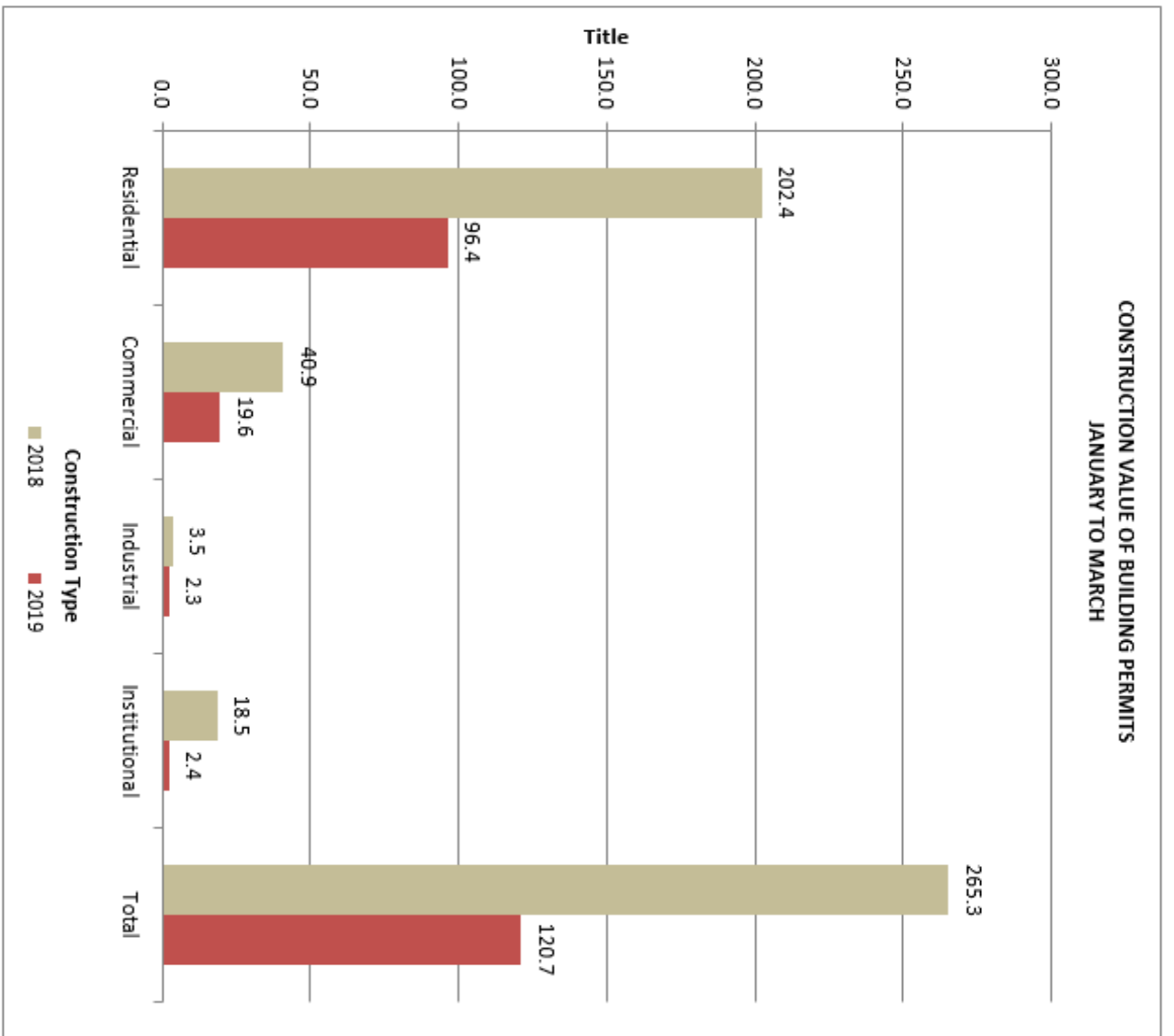
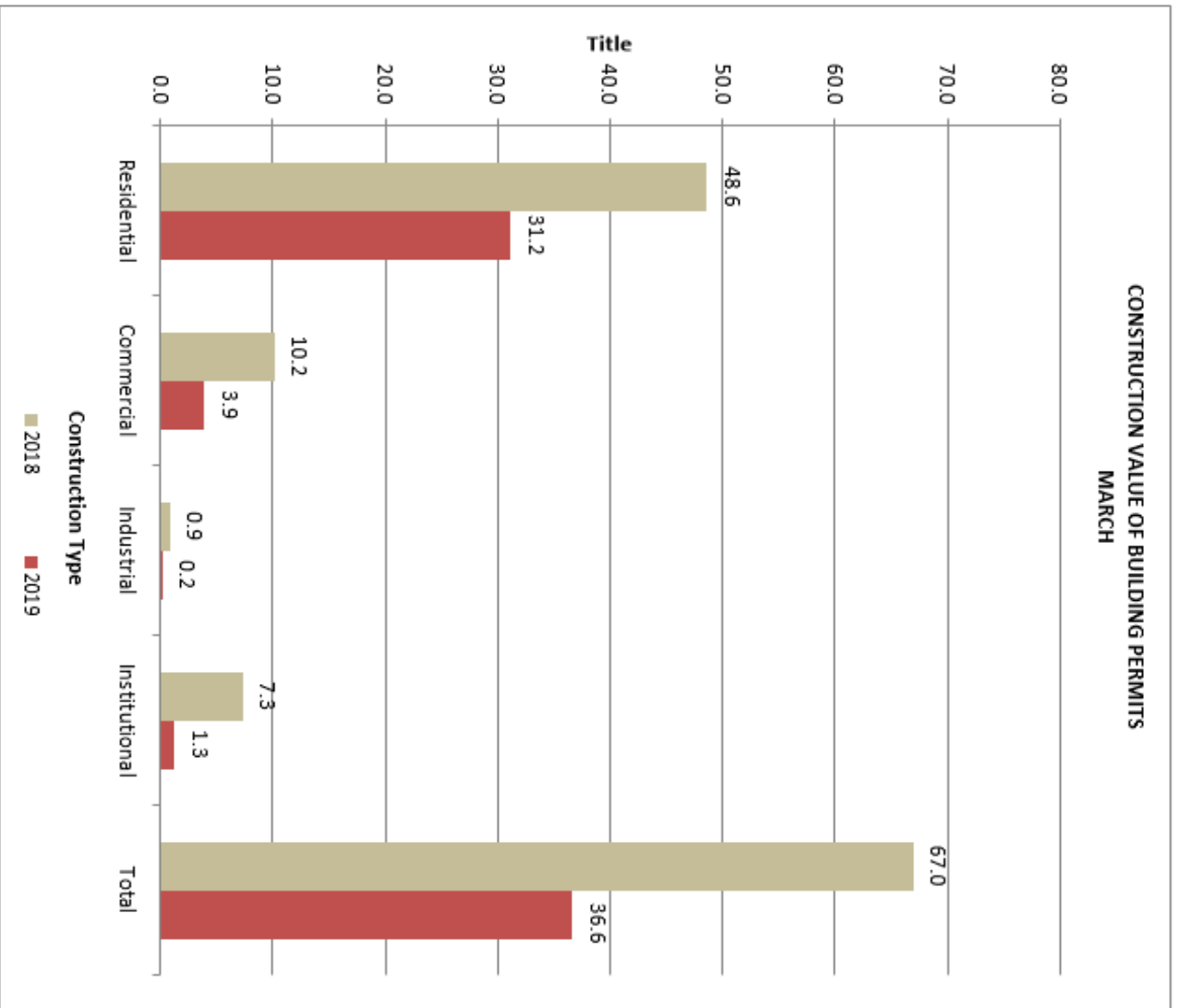
c.c.: A. DiCicco, T. Groeneweg, C. DeForest, O. Katolyk, D. Macar, M. Henderson, S. McHugh

# CITY OF LONDON

## SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF March 2019

CLASSIFICATION	March 2019			to the end of March 2019			March 2018			to the end of March 2018		
	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	48	18,507,510.00	48	126	51,400,020.00	126	69	27,847,160.00	69	186	76,398,167.00	186
SEMI DETACHED DWELLINGS	0	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0
TOWNHOUSES	7	5,780,800.00	27	36	27,781,690.00	131	25	16,582,680.00	57	46	28,630,426.80	102
DUPLEX, TRIPLEX, QUAD, APT BLDG	2	2,275,000.00	4	3	3,525,000.00	4	0	0.00	0	2	87,517,920.00	363
RES-ALTER & ADDITIONS	124	4,601,115.45	9	331	13,728,925.45	20	130	4,164,460.00	6	307	9,893,747.00	16
COMMERCIAL -ERECT	0	0.00	0	2	1,329,480.00	0	1	3,903,200.00	0	4	24,135,200.00	0
COMMERCIAL - ADDITION	1	300,000.00	0	2	2,800,000.00	0	1	725,000.00	0	2	940,000.00	0
COMMERCIAL - OTHER	63	3,624,150.00	0	139	15,472,470.00	0	41	5,564,100.00	0	105	15,826,416.97	0
INDUSTRIAL - ERECT	0	0.00	0	1	100,000.00	0	0	0.00	0	0	0.00	0
INDUSTRIAL - ADDITION	0	0.00	0	2	65,000.00	0	1	700,000.00	0	1	700,000.00	0
INDUSTRIAL - OTHER	5	243,200.00	0	20	2,116,900.00	0	6	169,299.00	0	16	2,835,248.00	0
INSTITUTIONAL - ERECT	0	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0
INSTITUTIONAL - ADDITION	0	0.00	0	0	0.00	0	0	0.00	0	1	2,800,000.00	0
INSTITUTIONAL - OTHER	11	1,259,900.00	0	26	2,401,570.00	0	9	7,305,000.00	0	56	15,669,350.00	0
AGRICULTURE	0	0.00	0	1	10,000.00	0	0	0.00	0	0	0.00	0
SWIMMING POOL FENCES	10	357,732.48	0	13	455,732.48	0	18	348,071.50	0	20	361,571.50	0
ADMINISTRATIVE	13	56,000.00	0	25	56,000.00	0	11	83,000.00	0	24	93,000.00	0
DEMOLITION	15	0.00	9	26	0.00	15	8	0.00	6	15	0.00	11
SIGNS/CANOPY - CITY PROPERTY	2	0.00	0	9	0.00	0	1	0.00	0	2	0.00	0
SIGNS/CANOPY - PRIVATE PROPERTY	55	0.00	0	122	0.00	0	25	0.00	0	102	0.00	0
<b>TOTALS</b>	<b>356</b>	<b>37,005,407.93</b>	<b>88</b>	<b>884</b>	<b>121,242,787.93</b>	<b>281</b>	<b>346</b>	<b>67,391,970.50</b>	<b>132</b>	<b>889</b>	<b>265,801,047.27</b>	<b>667</b>

Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.  
2) Mobile Signs are no longer reported.



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Jennum Wellington Properties Inc. Jennum Wellington Properties Inc.	1025 Wellington Rd	Alter-Retail Store-Interior Alter For Retail Store	0	104,600
Sifton Limited Sifton Properties Limited	1080 Upperpoint Ave A	Erect-Townhouse - Condo-Erect New Townhouse Building A, 5 Units, 1 Storey.	5	909,600
Stormfisher Environmental Ltd Stormfisher	1087 Green Valley Rd	Add-Offices-Cm - Add Office Shell Only ;Sealed Guard Drawing	0	300,000
Graystone Homes Ltd. Graystone Custom Homes Ltd.	1170 Riverbend Rd 9	Erect-Townhouse - Cluster Sdd-Erect - Cluster Std - 1 Storey, 2 Car Garage, 5 Be	1	486,700
Cheyl Balsille Pond Mills Square Realty / Inc C/O Romspen Asset Corp	1200 Commissioners Rd E	Alter-Medical Offices-Alter Interior For Office, Change Of Use From Reta	0	744,600
Western University, Board Of Governors Western University, Board Of Governors	1201 Western Rd N/S	Alter-University-Elbom College - Interior Renovations To Library S	0	110,000
Starlight Enterprize Ltd	123 St George St	Alter-Offices-Alter - Offices - Second Floor Area For Offices And	0	125,000
Thames Valley District School Board Thames Valley District School Board	125 Sherwood Forest Sq	Alter-Schools Secondary, High, Jr. High-Alter - Sir Frederick Banting Secondary School Lig	0	536,000
The Board Of Governors, The University Of Western Ontario	1255 Western Rd	Alter-University-Alter Ivey School Loading Dock / Garbage Recycling	0	191,000
1331 Hyde Park Road Holdings Inc	1331 Hyde Park Rd	Alter-Automobile Sales & Service-Alter - Cm - Indian Motorcycle - Interior Tenant F	0	340,100
Ryan Hevey Wonderland Commercial Centre Inc.	1365 Beaverbrook Ave	Alter-Dental Offices-Alter - Interior Tenant Fit Up For Dental Office,	0	130,000
1700 Hp Inc 1700 Hp Inc	1700 Hyde Park Rd	Alter-Dental Offices-Commercial - Alter For Dental Office In Unit 5	0	150,000
The Ridge At Byron Inc.	1710 Ironwood Rd 14	Erect-Townhouse - Cluster Sdd-Erect New Build, 1 Storey, 2 Car Garage, 1 Bedroom	1	390,600
Sherwood Forest Square Ltd Sherwood Forest Square Ltd.	190 Sherwood Forest Sq Clubhouse	Erect-Apartment Building-Erect - 1 Storey Recreation Centre With Basement S	0	1,400,000
Sifton Limited Sifton Properties Limited	2020 Logans Run D	Erect-Townhouse - Rental -Erect New Townhouse Building D, 4 Units, 1 Storey,	4	441,600
Bluestone Properties Inc.	240 Oakland Ave	Install-Site Services-Site Servicing For 250 Oakland Ave	0	1,300,000
Underhill Holdings London Inc	247 Trott Dr	Add-Apartment Building-Changing From Std To Secondary Dwelling Unit. Addi	1	228,800
Greengate Village Limited	2700 Asima Dr	Erect-Apartment - Condo-Erect Block 57, Units: 2698, 2702, 2706, 2710.	4	875,000
Qwest Homes Inc. Qwest Homes Inc.	2810 Sheffield Pl 4	Erect-Townhouse - Cluster Sdd-Erect New Townhouse Cluster Sdd, 1 Storey, 2 Car,	1	286,800
1221022 Ontario Inc 1221022 Ontario Inc	300 Sovereign Rd	Alter-Plant For Manufacturing-Alter Interior For Extraction Space Condition: **	0	147,200
1187682 Ontario Limited C/O Donna Hickey	312 Commissioners Rd W	Alter-Clubs, Non Residential-Interior Alteration For Community Centre. Frr	0	200,000
2585306 Inc. 2585306 Ontario Inc.	3260 Singleton Ave B	Erect-Townhouse - Condo-Erect - Townhouse Block - 10 Unit - 3 Storey, 1 Ca	10	2,400,000
Youth Opportunities Unlimited	333 Richmond St	Alter-Offices-Comm - Alter Basement And Levels One And Two For Y	0	400,000
Cifi Wonderland Rd. Inc., 1279059 Ontario Inc.	3409 Wonderland Rd S	Alter-Restaurant <= 30 People-Interior Alter For Baskin Robbins, Unit 2	0	110,000
Thames Valley District School Board Thames Valley District School Board	365 Belfield St	Alter-Schools Elementary, Kindergarten-Alter Interior To Remove Shop Classes And Replace	0	212,000
Cedar Hollow Developments Limited	600 Guinness Way J	Erect-Townhouse - Condo-Erect, 5 Units, 2 Storey Townhouse Block With Sin	5	865,500
Topuddle Housing Co-Operative Inc	656 King St	Alter-Apartment Building-Phase 2 Of Interior Repair After Fire, Unit 13, 14	0	108,000
John Fraggis Jfk Holdings Inc	666 Wonderland Rd N	Alter-Retail Store-Cm - Alter - Tenant Fitup For Retail Shop, Remove	0	104,100
1524861 Ontario Inc	691 Richmond St	Alter-Retail Store-Tenant Fit-Up For New Retail Store, Combine Existi	0	200,000
Tony Devincenzo 724 Dundas Inc.	724 Dundas St	Alter-Retail Store-Comm - Alt - Main Floor Retail And Second Floor Ap	0	380,000

Total Permits 30 Units 32 Value 14,177,200

Permits\_Issued\_Greater\_100000\_Construction Value