



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: March 8, 2019

RE: Monthly Report for February 2019

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

Permit Issuance

By the end of February, 528 permits had been issued with a construction value of \$84.2 million, representing 193 new dwelling units. Compared to last year, this represents a 2.7% decrease in the number of permits, a 57.9% decrease in the construction value and a 63.9% decrease in the number of dwelling units.

To the end of February, the number of single and semi-detached dwellings issued were 78, which was a 33.3% decrease over last year.

At the end of February, there were 651 applications in process, representing approximately \$595 million in construction value and an additional 1,295 dwelling units, compared with 780 applications having a construction value of \$564 million and an additional 1,100 dwelling units for the same period last year.

The rate of incoming applications for the month of February averaged out to 11 applications a day for a total of 210 in 19 working days. There were 34 permit applications to build 34 new single detached dwellings, 3 townhouse applications to build 11 units, of which 1 was a cluster single dwelling units.

There were 253 permits issued in February totalling \$42.5 million including 123 new dwelling units.

Inspections

BUILDING

Building Inspectors received 1,488 inspection requests and conducted 2,101 building related inspections. An additional 30 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 11 inspectors, an average of 186 inspections were conducted this month per inspector.

Based on the 1,488 requested inspections for the month, 96% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 310 inspection requests and conducted 487 building related inspections. An additional 128 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 82 inspections were conducted this month per inspector.

Based on the 310 requested inspections for the month, 99% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 632 inspection requests and conducted 886 plumbing related inspections. An additional 4 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 82 inspections were conducted this month per inspector.

Based on the 632 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:ld
Attach.

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

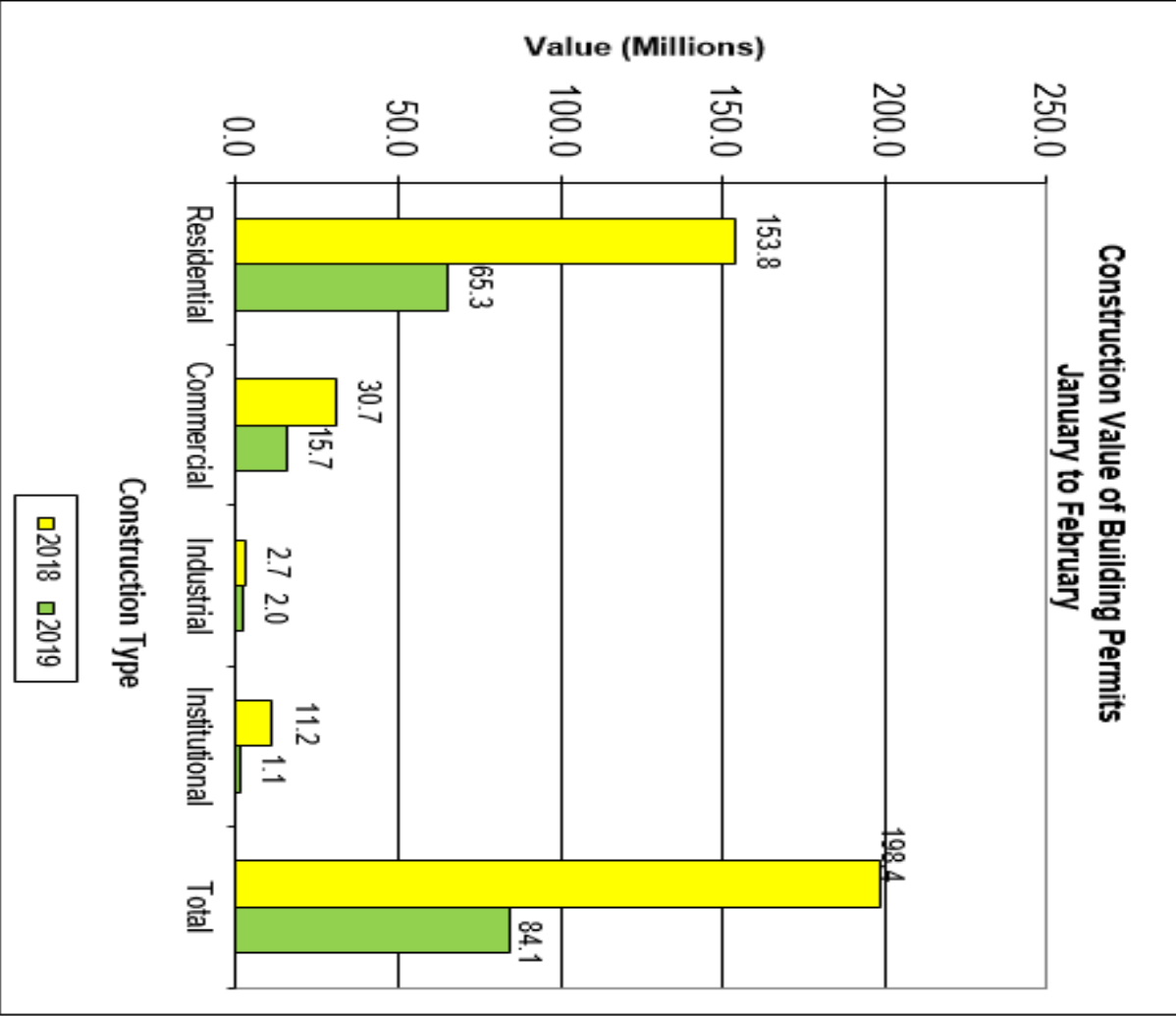
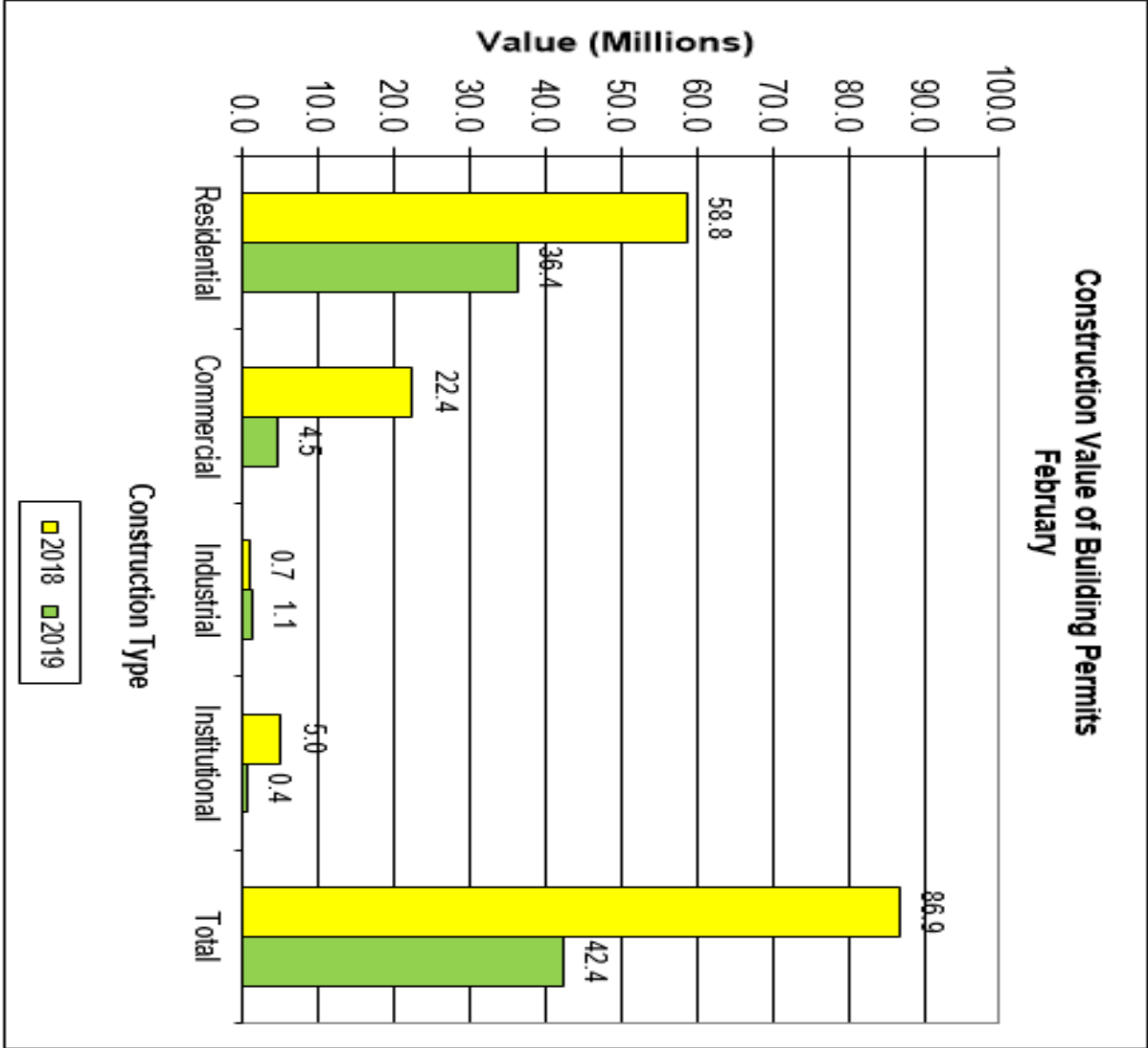
CITY OF LONDON

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

February 2019				to the end of February 2019				February 2018				to the end of February 2018			
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 DETACHED DWELLINGS	42	17,129,600	42	78	32,892,510	78	57	23,019,318	57	117	48,551,007	117			
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0			
TOWNHOUSES	21	15,523,460	75	29	22,000,890	104	10	4,771,450	18	21	12,047,747	45			
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	1	1,250,000	0	1	27,517,920	147	2	87,517,920	363			
RES-ALTER & ADDITIONS	78	3,727,530	6	207	9,127,810	11	96	3,459,537	9	177	5,729,287	10			
COMMERCIAL -ERECT	2	1,329,480	0	2	1,329,480	0	2	18,032,000	0	3	20,232,000	0			
COMMERCIAL - ADDITION	0	0	0	1	2,500,000	0	0	0	0	1	215,000	0			
COMMERCIAL - OTHER	31	3,161,600	0	76	11,848,320	0	31	4,345,149	0	64	10,262,317	0			
INDUSTRIAL - ERECT	0	0	0	1	100,000	0	0	0	0	0	0	0			
INDUSTRIAL - ADDITION	2	65,000	0	2	65,000	0	0	0	0	0	0	0			
INDUSTRIAL - OTHER	8	1,063,200	0	15	1,873,700	0	3	743,000	0	10	2,665,949	0			
INSTITUTIONAL - ERECT	0	0	0	0	0	0	0	0	0	0	0	0			
INSTITUTIONAL - ADDITION	0	0	0	0	0	0	0	0	0	1	2,800,000	0			
INSTITUTIONAL - OTHER	9	403,670	0	15	1,141,670	0	15	4,984,400	0	47	8,364,350	0			
AGRICULTURE	0	0	0	1	10,000	0	0	0	0	0	0	0			
SWIMMING POOL FENCES	2	83,000	0	3	98,000	0	1	10,000	0	2	13,500	0			
ADMINISTRATIVE	5	0	0	12	0	0	9	0	0	13	10,000	0			
DEMOLITION	2	0	1	11	0	6	5	0	4	7	0	5			
SIGNS/CANOPY - CITY PROPERTY	2	0	0	7	0	0	0	0	0	1	0	0			
SIGNS/CANOPY - PRIVATE PROPERTY	49	0	0	67	0	0	50	0	0	77	0	0			
TOTALS	253	42,486,540	123	528	84,237,380	193	280	86,882,774	231	543	198,409,077	535			

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

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City of London - Building Division
Principal Permits Issued From February 01, 2019 to February 28, 2019

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Dielco Contractors Ltd. Dielco Industrial Contractors Ltd.	100 Dundas St	Install-Offices-Install New Cooler And Chiller To Replace Existing	0	226,000
Sifton Limited Sifton Properties Limited	1080 Upperpoint Ave C	Erect-Street Townhouse - Condo-Erect New Street Townhouse Condo. Building C. 3 Un	3	538,800
Revere Developments Revere Developments	1195 Riverside Dr 8	Erect-Townhouse - Cluster Sdd-Erect New Cluster Sdd. 2 Storey, 2 Car Garage. 3 B	1	394,560
1331 Hyde Park Road Holdings Inc	1331 Hyde Park Rd	Alter-Offices-Alter - Cm Offices "Deitech Laboratories" - Tenant	0	140,800
1331 Hyde Park Road Holdings Inc	1331 Hyde Park Rd	Alter-Restaurant -Alter - Cm Restaurant Unit 1 - Interior Fit-Up For	0	175,000
1724995 Ontario Ltd	136 Stronach Cres	Install-Chemical Mfg Or Processing-Install Sprinkler System And Fire Alarm	0	370,000
Ironstone Company Inc. Ironstone Building Company Inc.	1375 Whettherfield St B	Erect-Street Townhouse - Condo-Erect - New 4 Unit Townhouse Block "B" - 1 Storey,	4	818,900
Ironstone Company Inc. Ironstone Building Company Inc.	1375 Whettherfield St C	Erect-Street Townhouse - Condo-Erect - New 4 Unit Townhouse Block "C" - 1 Storey,	4	818,900
Ironstone Company Inc. Ironstone Building Company Inc.	1375 Whettherfield St D	Erect-Street Townhouse - Condo-Erect - New 3 Unit Townhouse Block "D" - 1 Storey,	3	616,600
Ironstone Company Inc. Ironstone Building Company Inc.	1375 Whettherfield St E	Erect-Street Townhouse - Condo-Erect - New 3 Unit Townhouse Block "E" - 1 Storey,	3	616,600
Drewlo Holdings Inc.	1375 Whettherfield St N	Erect-Townhouse - Condo-Erect New 3 Unit Townhouse Block N - 1 Storey, 3 B	3	616,600
Drewlo Holdings Inc.	1375 Whettherfield St O	Erect-Townhouse - Condo-Erect New 4 Unit Townhouse Block O - 1 Storey, 3 B	4	818,900
Drewlo Holdings Inc.	1375 Whettherfield St P	Erect-Townhouse - Condo-Erect New 4 Unit Townhouse Block P - 1 Storey, 3 B	4	818,900
Drewlo Holdings Inc.	1375 Whettherfield St Q	Erect-Townhouse - Condo-Erect New 4 Unit Townhouse Block Q - 1 Storey, 3 B	4	818,900
Wastell Developments Inc. Wastell Developments Inc.	1423 Michael Cir A	Erect-Townhouse - Condo-Erect Townhouse Block Building A. 4 Units. Dpnt's 1	4	719,000
Wastell Developments Inc. Wastell Developments Inc.	1423 Michael Cir B	Erect-Townhouse - Condo-Erect Townhouse Block Building B. 6 Units. Dpnt's 1	6	1,060,400
Dancor Creamery Inc	1425 Creamery Rd	Alter-Warehousing-Alter Interior In Warehouse Area. Create Electrica	0	218,400
Millstone Inc. Millstone Homes Inc.	1460 Byron Baseline Rd	Erect-Townhouse - Cluster Sdd-Erect New Townhouse Cluster Sdd. 2 Storey, 2 Car G	1	550,000
National Asset Recovery Inc	1490 North Routledge Pk	Install-Warehousing-Id - Install Of 5 New Roof Top Units And New Ductw	0	250,000
	1515 Shore Rd 14	Erect-Townhouse - Cluster Sdd-Erect New Build, 1.5 Storey, 3 Car Garage, 4 Bedro	1	505,600
	1680 Richmond St	Alter-Retail Store-Comm - Alter Interior For Luluemon Store In Unit	0	200,000
Cf/Realty Holdings Inc. C/O Cadillac Fairview Corp. Cf/Realty Holdings Inc. C/O Cadillac Fairview Corp.	1866 Oxford St W 4	Erect-Retail Store-Cm - Erect New Retail Store (Shell). Bldg 4. Frr	0	992,400
Liberty Square (London) Inc	1880 Phillbrook Dr	Alter-Offices-Alter - Cm Offices - Tenant Fitup On 2nd Floor. No	0	315,000
Oxford West Gateway Inc. C/O York Developments	1900 Oxford St W 1	Erect-Convenience Store-Cm -Erect New Convenience Store Shell.	0	337,080
Reem Abood Calloway Reit Inc	1925 Dundas St	Alter-Clubs, Non Residential-Interior Fit Up For Fit 4 Less Gym	0	390,800
Sifton Limited Sifton Properties Limited	2020 Logans Run B	Erect-Townhouse - Rental -Erect New Townhouse Building B. 5 Units, #7/8/9/10	5	825,000
Sifton Limited Sifton Properties Limited	2020 Logans Run C	Erect-Townhouse - Rental -Erect New Townhouse Building C. 5 Units. 1 Storey,	5	549,600
Station Park (London) Inc C/O Davpart Inc	252 Pail Mail St	Alter-Offices-Alter Cm Offices - Tenant Fit-Up. Washrooms To R	0	225,000
Sifton Limited Sifton Properties Limited	2610 Kettering Pl	Install-Site Services-Install Site Services	0	900,000
Foxwood (London) Inc. Foxwood Developments (London) Inc.	2900 Tokala Trail B	Erect-Townhouse - Condo-Erect - New 5 Unit Townhouse Block B - 2 Storey, 3	5	1,020,600
Foxwood (London) Inc. Foxwood Developments (London) Inc.	2900 Tokala Trail D	Erect-Townhouse - Condo-Erect - New 4 Unit Townhouse Block "D", 2 Storey,	4	914,900
2585306 Inc. 2585306 Ontario Inc.	3260 Singleton Ave S	Erect-Townhouse - Condo-Erect - Townhouse Block - 4 Unit - 3 Storey, 1 Car	4	956,200
2585306 Inc. 2585306 Ontario Inc.	3260 Singleton Ave T	Erect-Townhouse - Condo-Erect - Townhouse Block - 4 Unit - 3 Storey, 1 Car	4	896,000
London Centre London Health Sciences Centre	339 Windermere Rd	Alter-University-Alter - Roberts Research Institute - Convert One O	0	150,000
	5 St George St	Add-Duplex-Add Second And Third Storey, Alteration Of Main Fl	1	160,000

Permits_Issued_Greater_100000_Construction value

City of London - Building Division
Principal Permits Issued From February 01, 2019 to February 28, 2019

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Cedar Hollow Developments Limited	600 Guinness Way A	Erect-Townhouse - Condo-Rt - Erect 3-Unit Townhouse, Block A - Dpnt's 624,	3	648,500
Middlesex Condominium Corporation No. 87	600 Talbot St	Add-Garage For Apartment Building-Alter - Structural Repairs For Parking Garage Collu	0	104,000
785 Wonderland Road Inc C/O Mccor Management	785 Wonderland Rd S	Alter-Clubs, Non Residential-Alter Interior For Fitness Facility, Main Floor, P	0	250,000
(East) In	785 Wonderland Road Inc C/O Mccor Management	Alter-Shopping Centre-Alter For Landlord Scope Of Work For Hvac, Fire Se	0	500,000
(East) In	785 Wonderland Road Inc C/O Mccor Management	Alter-Shopping Centre-Alter For Landlord Scope Of Work For Hvac, Fire Se	0	500,000
Applewood Acres Inc.	819 Kleinburg Dr	Install-Site Services-Townhouse - Install Site Servicing For Townhouse D	0	240,000

Total Permits 40 Units 76 Value 21,667,940

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

Oxford West Gateway Inc. C/O York Developments
Oxford West Gateway Inc. C/O York Developments

Commercial permits regardless of construction value.