



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: May 21, 2019

RE: Monthly Report for April 2019

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

Permit Issuance

By the end of April, 1,315 permits had been issued with a construction value of \$534.7 million, representing 706 new dwelling units. Compared to last year, this represents a 1.9% increase in the number of permits, a 40.5% increase in the construction value and a 26.4% decrease in the number of dwelling units.

To the end of April, the number of single and semi-detached dwellings issued was 181, which was a 30.9% decrease over last year.

At the end of April, there were 574 applications in process, representing approximately \$584 million in construction value and an additional 1,175 dwelling units, compared with 782 applications having a construction value of \$511 million and an additional 919 dwelling units for the same period last year.

The rate of incoming applications for the month of April averaged out to 19 applications a day for a total of 380 in 20 working days. There were 49 permit applications to build 49 new single detached dwellings, 13 townhouse applications to build 62 units, of which 2 were cluster single dwelling units.

There were 431 permits issued in April totalling \$413.5 million including 425 new dwelling units.

Inspections

BUILDING

Building Inspectors received 2,020 inspection requests and conducted 2,935 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 245 inspections were conducted this month per inspector.

Based on the 2,020 requested inspections for the month, 95% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 437 inspection requests and conducted 726 building related inspections. An additional 208 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 133 inspections were conducted this month per inspector.

Based on the 437 requested inspections for the month, 97% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 834 inspection requests and conducted 1,165 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 194 inspections were conducted this month per inspector.

Based on the 824 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.

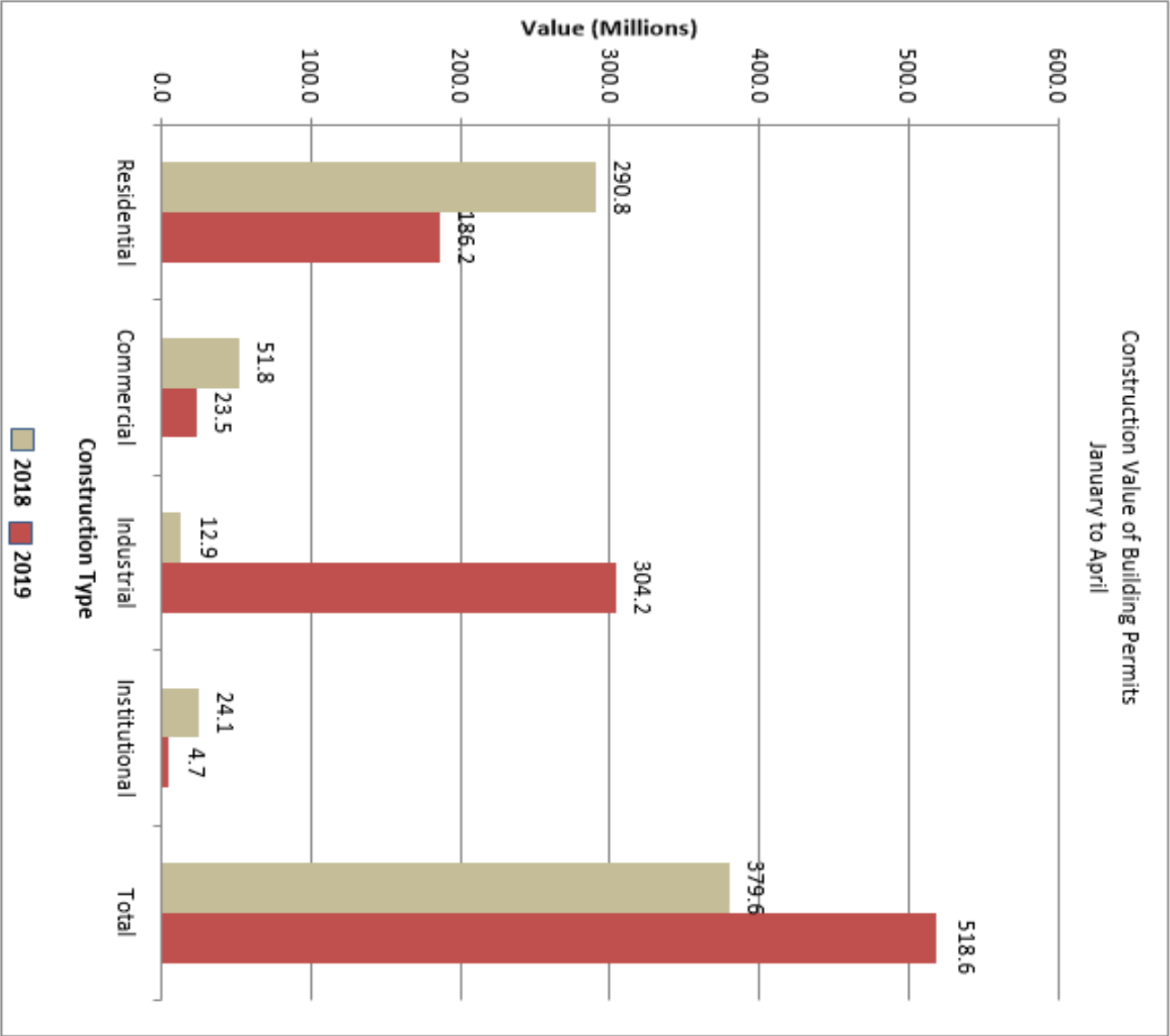
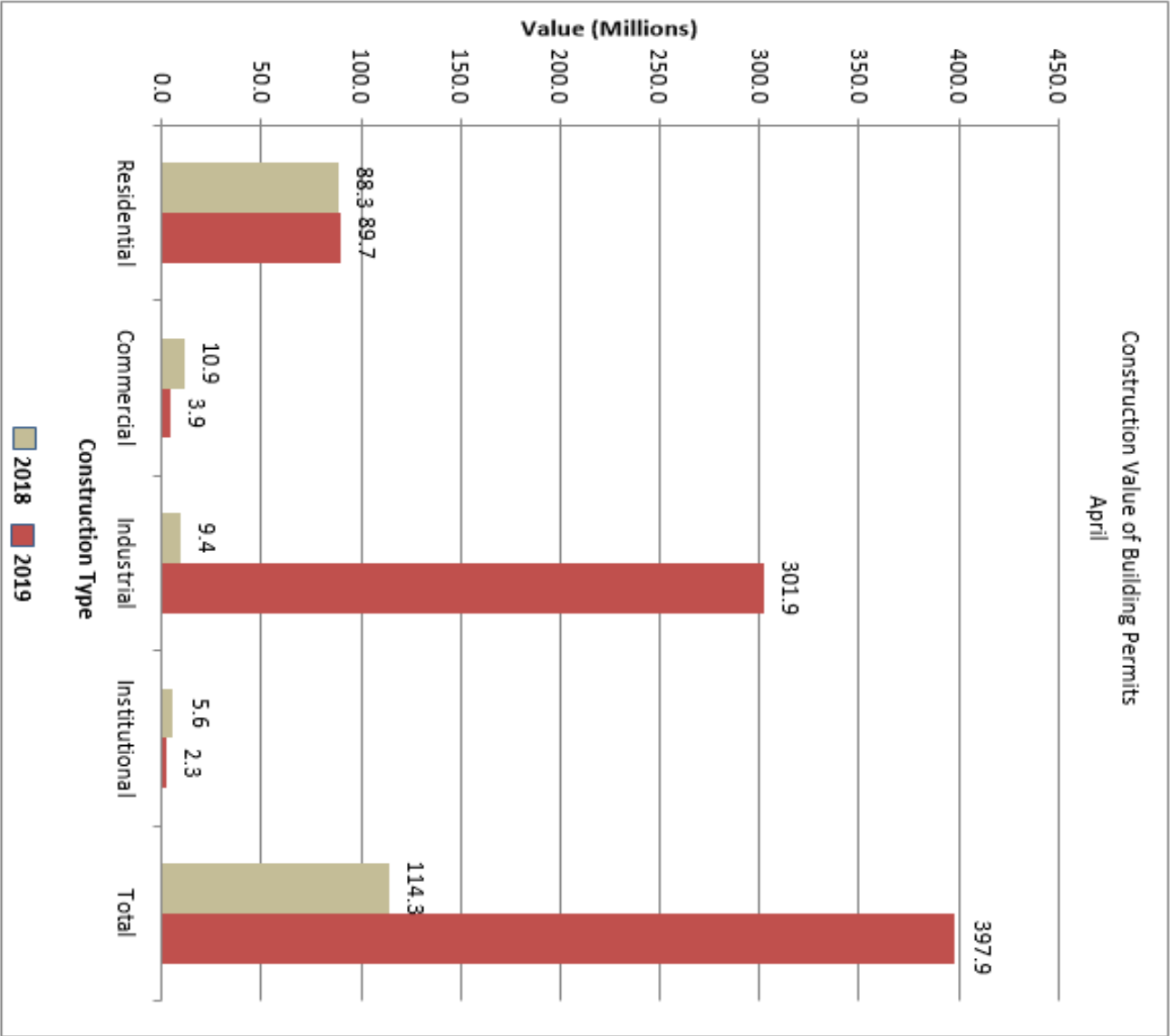
c.c.: A. DiCicco, T. Groeneweg, C. DeForest, O. Katolyk, D. Macar, M. Henderson, S. McHugh

CITY OF LONDON

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

April 2019 to the end of April 2019											
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
SINGLE DETACHED DWELLINGS	55	22,467,470	55	181	73,867,490	181	76	31,342,079	76	262	107,740,246
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	23	23,531,700	114	59	51,313,390	245	18	12,902,367	45	64	41,532,794
DUPLEX, TRIPLEX, QUAD, APT BLDG	6	39,662,762	250	9	43,187,762	254	2	36,878,400	169	4	124,396,320
RES-ALTER & ADDITIONS	180	4,077,414	6	511	17,806,339	26	152	7,217,803	3	459	17,111,550
COMMERCIAL -ERECT	2	1,360,200	0	4	2,689,680	0	3	4,726,000	0	7	28,861,200
COMMERCIAL - ADDITION	0	0	0	2	2,800,000	0	3	600,718	0	5	1,540,718
COMMERCIAL - OTHER	54	2,572,900	0	193	18,045,370	0	36	5,619,300	0	141	21,445,717
INDUSTRIAL - ERECT	2	300,350,000	0	3	300,450,000	0	2	8,500,000	0	2	8,500,000
INDUSTRIAL - ADDITION	1	100,000	0	3	165,000	0	1	140,000	0	2	840,000
INDUSTRIAL - OTHER	11	1,455,000	0	31	3,571,900	0	5	750,000	0	21	3,585,248
INSTITUTIONAL - ERECT	0	0	0	0	0	0	0	0	0	0	0
INSTITUTIONAL - ADDITION	0	0	0	0	0	0	2	3,050,000	0	3	5,850,000
INSTITUTIONAL - OTHER	7	2,332,340	0	33	4,733,910	0	14	2,555,950	0	70	18,225,300
AGRICULTURE	1	15,000,000	0	2	15,010,000	0	1	50,000	0	1	50,000
SWIMMING POOL FENCES	26	512,000	0	39	967,732	0	18	356,038	0	38	717,610
ADMINISTRATIVE	11	42,300	0	36	98,300	0	14	68,500	0	38	161,500
DEMOLITION	3	0	2	29	0	17	4	0	1	19	0
SIGNS/CANOPY - CITY PROPERTY	3	0	0	12	0	0	1	0	0	3	0
SIGNS/CANOPY - PRIVATE PROPERTY	46	0	0	168	0	0	49	0	0	151	0
TOTALS	431	413,464,086	425	1,315	534,706,874	706	401	114,757,155	293	1,290	380,558,202

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.



City of London - Building Division
Principal Permits Issued From April 01, 2019 to April 30, 2019

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
London Affordable Housing Foundation	1045 Dundas St	Erect-Apartment Building-Ra - Erect 5 Storey Affordable Housing Apartment B	41	5,560,200
Rembrandt Homes Rembrandt Homes	1061 Eagletrac Dr 25	Erect-Townhouse - Cluster Sdd-Erect - New Sdd, 1 Storey, 2 Car Garage, 4 Bedroom	1	299,000
Stormfisher Environmental Ltd Stormfisher Environmental Ltd	1087 Green Valley Rd	Install-Non-Residential Accessory Building-Cm - Install 3 Concrete Pads Foundation Permit	0	120,000
Italian Seniors Project	1090 Hamilton Rd	Erect-Apartment Building-Ra- Erect 4 Storey Apartment Building - 60 Units	60	9,721,800
The Board Of Of Western Ontario The Board Of Governors The University Of Western Ontario	1151 Richmond St	Alter-University-Instn - Alt - Second Floor East Of Chemistry Build	0	900,000
Hyde Park Square Inc	1175 Hyde Park Rd	Alter-Retail Plaza-Retail Plaza - Store Front Replacement, No Other W	0	150,000
Thames Valley District School Board Thames Valley District School Board	1250 Dundas St	Alter-Offices-Cm Alter - Replace Fire Alarm System Throughout En	0	392,600
Calloway Reit (London N) Inc Canadian Property Holdings	1320 Fanshawe Park Rd W	Alter-Bake Shop-Alter - Cm Cobs Bread - Tenant Fit, No Structural	0	176,000
Ironstone Building Company Inc.	1375 Whetherfield St A	Erect-Street Townhouse - Condo-Erect - New 5 Unit Townhouse Block "A" - 1 Storey,	5	1,021,100
Drewlo Holdings Inc.	1375 Whetherfield St F	Erect-Townhouse - Condo-Erect New 6 Unit Townhouse Block F - 2 Storey, 3 B	6	1,309,900
Drewlo Holdings Inc.	1375 Whetherfield St G	Erect-Townhouse - Condo-Erect New 6 Unit Townhouse Block G - 2 Storey, 3 B	6	1,309,900
Drewlo Holdings Inc.	1375 Whetherfield St H	Erect-Townhouse - Condo-Erect New 5 Unit Townhouse Block H - 1 Storey, 3 B	5	1,021,100
Drewlo Holdings Inc.	1375 Whetherfield St I	Erect-Townhouse - Condo-Erect New 6 Unit Townhouse Block I - 2 Storey, 3 B	6	1,309,900
Drewlo Holdings Inc.	1375 Whetherfield St J	Erect-Townhouse - Condo-Erect New 6 Unit Townhouse Block J - 2 Storey, 3 B	6	1,309,900
Drewlo Holdings Inc.	1375 Whetherfield St K	Erect-Townhouse - Condo-Erect New 6 Unit Townhouse Block K - 2 Storey, 3 B	6	1,309,900
Drewlo Holdings Inc.	1375 Whetherfield St L	Erect-Townhouse - Condo-Erect New 4 Unit Townhouse Block L - 2 Storey, 3 B	4	877,500
Drewlo Holdings Inc.	1375 Whetherfield St M	Erect-Townhouse - Condo-Erect New 5 Unit Townhouse Block M - 1 Storey, 3 B	5	1,021,100
Thames Valley District School Board Thames Valley District School Board	141 Bonaventure Dr	Alter-Schools Elementary, Kindergarten-Is- Interior Renovation To Create New Staff Room A	0	176,590
Jack Douglas 719299 Ontario Inc	1422 Fanshawe Park Rd W A	Alter-Restaurant <= 30 People-Cm Alter Interior, Tenant Fit Up For Pizza Hut - U	0	140,000
Kdm Corporation	1473 Dundas St	Erect-Offices-Cm - Erect Portable For Car Dealership Sales Build	0	160,200
London City	1577 Wllion Grove Rd	Erect-Food Processing Plant-Id - Erect New Food Processing Facility April 15,	0	300,000,000
Liberty Square (London) Inc	1599 Adelaide St N	Alter-Offices-Alter - Cm Offices, Tenant Fit-Up, No Structural C	0	150,000
Cf Realty Hldg Inc, C/O Cadillac Fairview Corp Cf Realty Hldg Inc, C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Tenant Fit-Up For Trade Secrets, Frr/Fpo	0	150,000
Peach-Sun Power Corp C/O Vantage Property Mgmt	1700 Dundas St	Alter-Offices-Cm - Interior Office Fitup For Linc	0	148,000
Dennis Dalton The Ridge At Byron Inc.	1710 Ironwood Rd 1	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 1 Storey, 2 Car Garage, 4 Bedrooms,	1	320,400
Ben Cameron Consulting Inc.	180 Sherwood Forest Sq F	Erect-Apartment Building-Erect 4-Storey 32-Unit Apartment Building Frr/Fpo	32	8,082,000
Oxford West Gateway Inc. C/O York Developments	1850 Oxford St W 5	Erect-Restaurant -Erect Mcdonald's - Building 5, Shell Permit Only.	0	1,200,000
London & Middlesex Housing Corporation	202 McNay St	Alter-Apartment Building-Alter - Ra - Replace Rooftop Make Up Air Unit, Wit	0	135,700
Sifton Properties Limited Sifton Properties Limited	2020 Logans Run E	Erect-Townhouse - Condo-Erect, 4 Units - 1 Storey - 1 Car Garage- 2 Bedro	4	662,400
Sifton Properties Limited Sifton Properties Limited	2020 Logans Run F	Erect-Townhouse - Rental -Erect New Townhouse Building F, 5 Units, Dpr#s 38	5	641,200
Sifton Properties Limited Sifton Properties Limited	2020 Logans Run G	Erect-Townhouse - Rental -Erect New Townhouse Building G, 5 Units, Dpr#s 28	5	641,200
Savn Inc Savn Inc	2360 Main St	Alter-Offices-Commercial - Alter To Expand Vet Office Into Basem	0	150,000
Millstone Inc. Millstone Homes Inc.	2484 Tokala Trail	Erect-Duplex-2 Storey, 2 Car Garage, 5 Bedrooms, Secondary Dwel	2	447,600
Auburn Inc. Auburn Developments Inc.	2491 Tokala Trail H	Erect-Townhouse - Condo-Erect Townhouse Block H, 2 Storey, 3 Bedrooms, 1 C	6	1,286,000

City of London - Building Division
Principal Permits Issued From April 01, 2019 to April 30, 2019

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Auburn Inc. Auburn Developments Inc.	2491 Tokala Trail I	Erect-Townhouse - Condo-Erect Townhouse Block D, 2 Storey, 3 Bedrooms, 1 C	6	1,187,200
Bluestone Properties Inc.	250 Oakland Ave	Erect-Apartment Building-Ra - Erect 6 Storey Apartment Building. Frr Fpo	113	15,500,000
James Casburn The Original Cakerie	2825 Innovation Dr	Erect-Non-Residential Accessory Building-Id - Erect Wastewater Treatment Building	0	350,000
Foxwood (London) Inc. Foxwood Developments (London) Inc.	2910 Tokala Trail A	Erect-Street Townhouse - Condo-Erect - New 4 Unit Townhouse Block "A", 2 Storey,	4	801,600
Piret (Southwest) Holdings Inc	3820 Commerce Rd	Install-Warehousing-Install Spray Paint Booth And Mixing Room	0	128,000
41 Adelaide Holdings Limited C/O Brairlane Rental Prop Mgmt	41 Adelaide St N	Alter-Medical Offices-Interior Alter To Unit 45. Frr	0	150,000
West Coronation Developments Inc West Coronation Developments Inc	499 Sophia Cres E	Erect-Townhouse - Condo-Erect New Townhouse Condo, 7 Units, 2 Storey, 1 Ca	7	1,490,000
West Coronation Developments Inc West Coronation Developments Inc	499 Sophia Cres F	Erect-Townhouse - Condo-Erect New Townhouse Condo, 6 Units, 2 Storey, 1 Ca	6	1,422,900
London City	590 Oxford St E	Alter-Medical Offices-Comm - Alter For Medical Office In Unit D Frr	0	125,000
Auburn Inc. Auburn Homes Inc.	590 Oxford St W	Alter-Municipal Buildings-Alter - Fire Station #6 - Facade Alterations: New	0	550,000
Nizamis Investments Inc. Nizamis Investments Inc.	600 Guinness Way D	Erect-Townhouse - Condo-Rt. Erect 6 Units - Block D - Dpnt'S 12, 14, 16, 1	6	1,277,300
Bealeave Inc	68 Woodward Ave	Add-Duplex-Add 2 Storey To Rear Of Existing House To Create D	1	136,800
	6867 Wellington Rd S	Alter-Greenhouse-Ag - Replacement Of Existing Cladding	0	15,000,000
	7091 Clayton Walk 10	Erect-Townhouse - Cluster Sdd-Erect, New Sdd, 2 Storey, 3 Car Garage, 4 Bedrooms	1	530,000
City Of London City Of London	7112 Beattie St	Alter-Municipal Buildings-Is - Life Cycle Hvac Replacement	0	602,550
Hyde Park Commercial Centre Inc Hyde Park Commercial Centre Inc	765 Hyde Park Rd	Alter-Retail Store-Alter - Cm Goodwill Donation Centre - Remove Offic	0	122,000
2425293 Ontario Inc. C/O Farhad Noori 2425293 Ontario Inc. C/O Farhad Noori	811 Sarnia Rd B	Erect-Street Townhouse - Condo-Erect 7 Unit Townhouse, Block B - 2 Storey, 1 Car	7	1,331,400
2425293 Ontario Inc. C/O Farhad Noori 2425293 Ontario Inc. C/O Farhad Noori	811 Sarnia Rd C	Erect-Street Townhouse - Condo-Erect 6 Unit Townhouse, Block C - 2 Storey, 1 Car	6	1,150,800
	85 Oxford St W	Erect-Duplex-Erect 2 Storey Duplex, 2 Units, 3 Bedrooms In Each	2	351,162
London & Middlesex Housing Corporation	85 Walnut St	Alter-Apartment Building-Alter - Ra - Replace 2 Rooftop Make Up Air Units,	0	205,000
Liquor Control Board Of Ontario Liquor Control Board Of Ontario	955 Wilton Grove Rd	Install-Warehousing-Install Addition To Hvac Cooling	0	854,000
Total Permits 57 Units 365 Value 385,694,902				

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					May 15 2019 9:56 AM
Principal Permits Issued From April 01, 2019 to April 30, 2019					
Owner	Project Location	Proposed Work	No. Of Units	Constr Value	
Kdm Corporation					
Oxford West Gateway Inc. C/O York Developments					
Commercial permits regardless of construction value.					