



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: June 11, 2019

RE: **Monthly Report for May 2019**

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

Permit Issuance

By the end of May, 1,846 permits had been issued with a construction value of \$651.8 million, representing 1,037 new dwelling units. Compared to last year, this represents a 0.7% increase in the number of permits, a 39.7% increase in the construction value and a 12.1% decrease in the number of dwelling units.

To the end of May, the number of single and semi-detached dwellings issued was 253, which was a 21% decrease over last year.

At the end of May, there were 663 applications in process, representing approximately \$597 million in construction value and an additional 1,049 dwelling units, compared with 559 applications having a construction value of \$431 million and an additional 746 dwelling units for the same period last year.

The rate of incoming applications for the month of May averaged out to 22.3 applications a day for a total of 491 in 22 working days. There were 85 permit applications to build 85 new single detached dwellings, 18 townhouse applications to build 59 units, of which 6 were cluster single dwelling units.

There were 532 permits issued in May totalling \$117.1 million including 331 new dwelling units.

Inspections

BUILDING

Building Inspectors received 2,220 inspection requests and conducted 3,114 building related inspections. An additional 17 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 11 inspectors, an average of 257 inspections were conducted this month per inspector.

Based on the 2,220 requested inspections for the month, 97% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 661 inspection requests and conducted 958 building related inspections. An additional 159 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 203 inspections were conducted this month per inspector.

Based on the 661 requested inspections for the month, 97% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 877 inspection requests and conducted 1,201 plumbing related inspections. An additional 2 inspection was completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 200 inspections were conducted this month per inspector.

Based on the 877 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

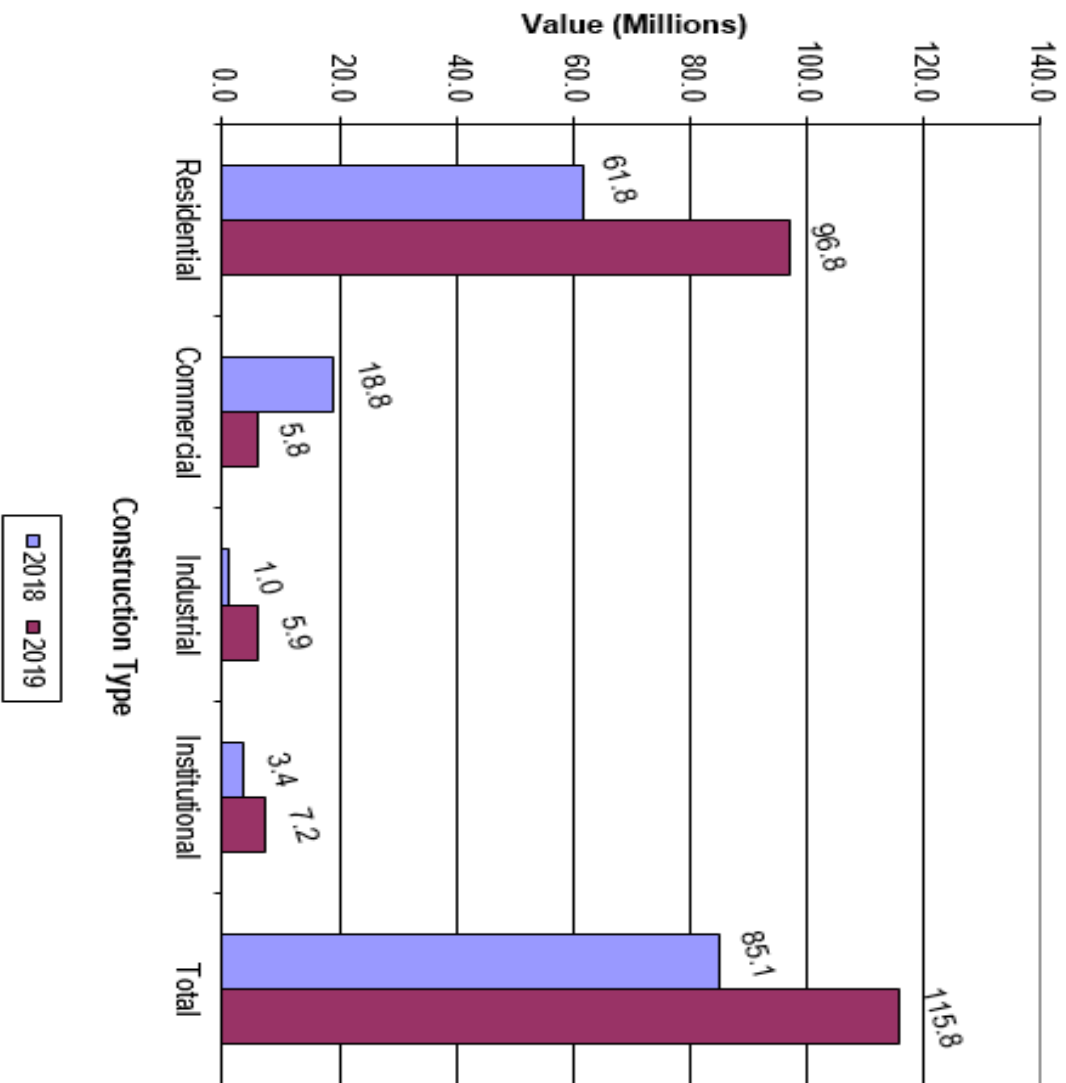
CITY OF LONDON

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

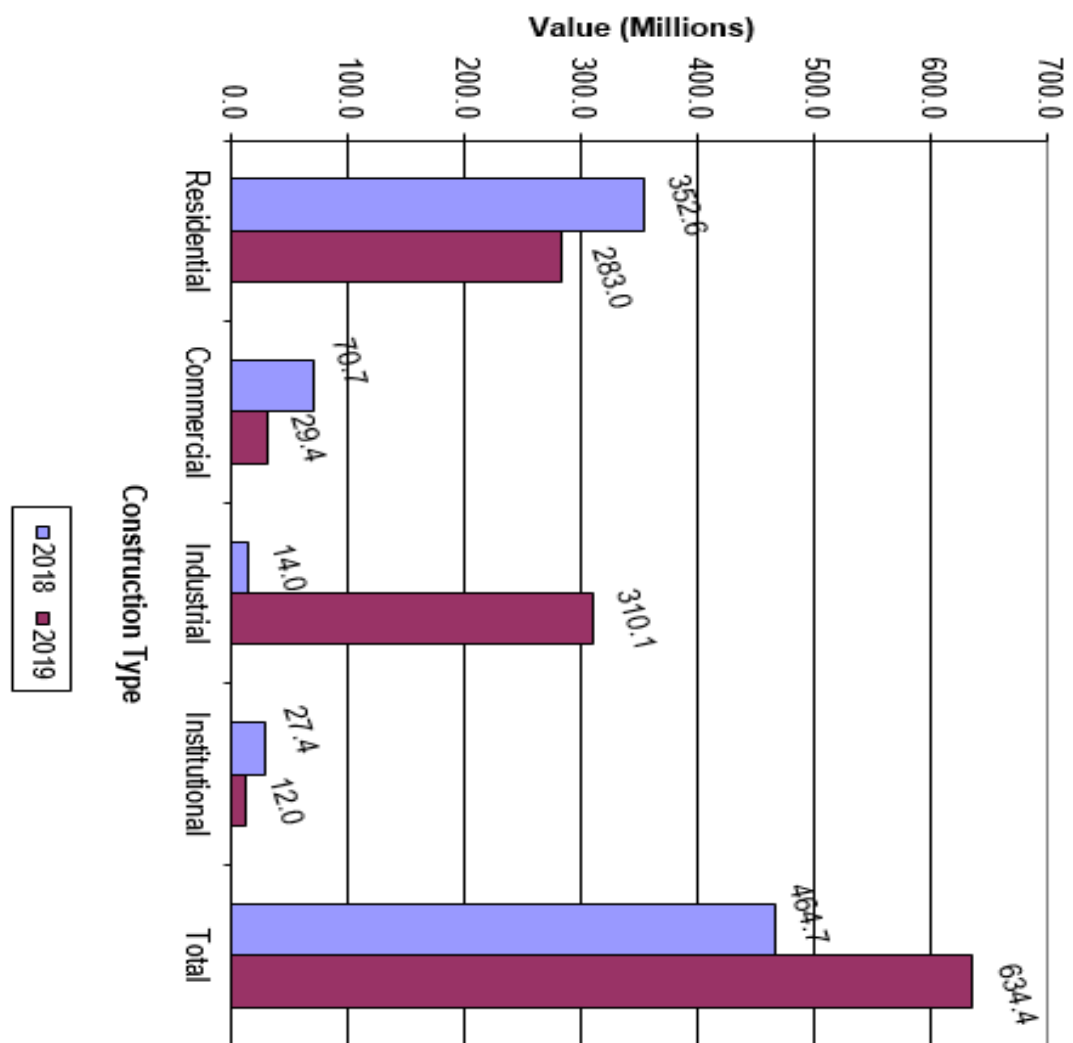
CLASSIFICATION	May 2019				to the end of May 2019				May 2018				to the end of May 2018			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS		NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS		NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS		NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	72	30,866,751	72		253	104,734,241	253		61	25,322,884	61		323	133,063,130	323	
SEMI DETACHED DWELLINGS	0	0	0		0	0	0		0	0	0		0	0	0	
TOWNHOUSES	15	12,867,700	62		74	64,181,090	307		35	27,764,400	133		99	69,297,194	280	
DUPLEX, TRIPLEX, QUAD, APT BLDG	3	46,523,390	183		12	89,711,152	437		1	246,400	2		5	124,642,720	534	
RES-ALTER & ADDITIONS	232	6,554,386	14		743	24,362,225	40		246	8,494,526	24		705	25,606,076	43	
COMMERCIAL -ERECT	0	0	0		4	2,689,680	0		5	7,086,888	0		12	35,948,088	0	
COMMERCIAL - ADDITION	3	412,000	0		5	3,212,000	0		3	5,335,000	0		8	6,875,718	0	
COMMERCIAL - OTHER	48	5,413,200	0		241	23,458,570	0		53	6,414,300	0		194	27,860,017	0	
INDUSTRIAL - ERECT	1	680,000	0		4	301,130,000	0		0	0	0		2	8,500,000	0	
INDUSTRIAL - ADDITION	2	5,084,000	0		5	5,249,000	0		0	0	0		2	840,000	0	
INDUSTRIAL - OTHER	4	159,600	0		35	3,731,500	0		7	1,034,600	0		28	4,619,848	0	
INSTITUTIONAL - ERECT	0	0	0		0	0	0		0	0	0		0	0	0	
INSTITUTIONAL - ADDITION	1	126,000	0		1	126,000	0		0	0	0		3	5,850,000	0	
INSTITUTIONAL - OTHER	15	7,113,500	0		48	11,847,410	0		32	3,372,300	0		102	21,597,600	0	
AGRICULTURE	2	600,000	0		4	15,610,000	0		0	0	0		1	50,000	0	
SWIMMING POOL FENCES	32	656,800	0		71	1,624,533	0		30	647,550	0		68	1,365,159	0	
ADMINISTRATIVE	8	35,500	0		44	133,800	0		9	17,000	0		47	178,500	0	
DEMOLITION	7	0	2		36	0	19		19	0	6		38	0	18	
SIGNS/CANOPY - CITY PROPERTY	5	0	0		17	0	0		3	0	0		6	0	0	
SIGNS/CANOPY - PRIVATE PROPERTY	82	0	0		249	0	0		38	0	0		189	0	0	
TOTALS	532	117,092,827	331		1,846	651,801,201	1,037		542	85,735,848	220		1,832	466,294,050	1,180	

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.

Construction Value of Building Permits
May



Construction Value of Building Permits
January to May



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Rembrandt Homes Rembrandt Homes	1061 Eagletrace Dr 27	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 1storey, 2 Car Garage, 4 Bedrooms, F	1	342,400
Rembrandt Homes Rembrandt Homes	1061 Eagletrace Dr 29	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 1storey, 2 Car Garage, 4 Bedrooms, F	1	528,000
Rembrandt Homes Rembrandt Homes	1061 Eagletrace Dr 31	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 4 Bedrooms,	1	480,000
Rembrandt Homes Rembrandt Homes	1061 Eagletrace Dr 33	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storey, 2 Car Garage, 4 Bedrooms,	1	487,600
2447695 Ontario Inc 2447695 Ontario Inc	109 Fanshawe Park Rd E	Alter-Retail Store-Alter For Pet Valu Store In Unit 13. Note: Partial	0	130,000
M.F. Arnsby Property Management Ltd. M.F. Arnsby Property Management Ltd.	1104 Jalna Blvd	Alter-Apartment Building-Balcony Repairs And New Guardrails	0	245,000
The Board Of Western Ontario The Board Of Governors The University Of Western Ontario	1151 Richmond St	Alter-University-Institutional - Alter Eatery Area In Spencer Engin	0	460,000
Graystone Homes Ltd. Graystone Custom Homes Ltd.	1170 Riverbend Rd 1	Erect-Townhouse - Cluster Sdd-Erect New Build, 1 Storey, 2 Car Garage, 4 Bedroom	1	438,800
Hyde Park Square Inc	1195 Hyde Park Rd	Alter-Dental Offices-Alter - Cm Dental Office - Tenant Fit-Up For New O	0	184,800
	1231 Patann Dr	Add-Duplex-Add - Addition Of Building Attached To Rear Of Exs	1	159,000
Bluestone Properties Inc.	130 Dufferin Ave	Add-Offices-Alter - Cm Offices - Upgrade For Vestibule *Sprin	0	200,000
Suncor Energy Inc	1380 Wellington Rd	Alter-Service Stations-Cm - Replae Existing Canopy Top. This Permit Doesn	0	200,000
2155110 Ontario Inc	140 Fullarton St	Alter-Offices-Comm- Alter Mackenzie Lake Law Offices On 17th Flo	0	906,000
Stefan Soumalias Summit Properties	148 Fullarton St	Alter-Offices-Alter - Cm Tailbot Centre - Office Renovations Of T	0	900,000
North Point (London) Inc	1696 Fiddlehead Pl	Erect-Apartment Building-Erect 4 Storey Apartment Building, Frr/Fpo, Founda	43	12,777,390
Sherwood Forest Square Ltd Sherwood Forest Square Ltd.	170 Sherwood Forest Sq E	Erect-Apartment Building-Erect- New 4 Storey Apartment - Building "E" - 27	27	8,262,000
Ironstone Company Inc. Ironstone Building Company Inc.	177 Edgevalley Rd	Install-Townhouse - Condo-Install Site Services	0	1,000,000
Sifton Properties Limited Properties Limited Sifton Properties Limited	1961 Shore Rd	Erect-Apartment Building-Erect 8 Storey Seniors Apartment Building With 113	113	25,484,000
Sukh Sandhu 2585013 Ontario Inc	1970 Hyde Park Rd 4	Alter-Restaurant <= 30 People-Red Swan Take-Out. Tenant Fit-Up; No Seating; All	0	162,000
Gerry Vanderhoek Greater London International Airport Authority	1980 Otter Pl	Erect-Aircraft Hangers-Id - Erect Hanger No Inspections To Be Completed	0	680,000
Sifton Properties Limited Properties Limited Sifton Properties Limited	2020 Logans Run H	Erect-Townhouse - Rental -Erect New Townhouse Building H. 6 Units, Dpn#S 53	6	879,600
Sifton Properties Limited Properties Limited Sifton Properties Limited	2020 Logans Run I	Erect-Townhouse - Condo-Erect New Townhouse Block I, 8 Units, 2 Storey, 1	8	1,360,800
Sifton Properties Limited Properties Limited Sifton Properties Limited	2020 Logans Run J	Erect-Townhouse - Rental -Erect New Townhouse Building J. 6 Units, Dpn#S 25	6	879,600
Sifton Properties Limited Properties Limited Sifton Properties Limited	2020 Logans Run K	Erect-Townhouse - Condo-Erect New Townhouse Block K, 6 Units, 2 Storey, 1	6	1,024,800
Sifton Properties Limited Properties Limited Sifton Properties Limited	2020 Logans Run L	Erect-Townhouse - Rental -Erect New Townhouse Building L. 6 Units, Dpn#S 1,	6	879,600
Sifton Properties Limited Properties Limited Sifton Properties Limited	2020 Logans Run M	Erect-Townhouse - Rental -Erect New Townhouse Building M. 6 Units, Dpn#S 2,	6	1,024,800
Auburn Inc. Auburn Developments Inc.	2491 Tokala Trail D	Erect-Townhouse - Condo-Erect Townhouse Block D, 2 Storey, 3 Bedrooms, 1 C	6	1,800,000
St Joseph's Health Care London St Joseph's Health Care London	268 Grosvenor St	Alter-Hospitals-Inst - Alt Fluoroscopy Suite In Room C0-255 Frr/F	0	260,000
Greengate Village Ltd Greengate Village Ltd	2700 Asima Dr	Erect-Townhouse - Condo-Erect Block 57, Units: 2698, 2702, 2706, 2710.	4	875,000
Dr. Oetker Canada Ltd.	3100 Nova Crt	Add-Food Processing Plant-Id - Addition To Dr Oetker	0	5,000,000
Calloway Real Estate Investment Trust Inc	330 Clarke Rd	Alter-Shopping Centre-Cm - Interior Alter To Create Self Checkout Area A	0	131,000

Permits_Issued_Greater_100000_Construction value

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
London Centre London Health Sciences Centre	339 Windermere Rd	Alter-Hospitals-Is - Alt Operating Rooms On Level 2 Frt/Fpo	0	2,200,000
London Centre London Health Sciences Centre	339 Windermere Rd	Alter-Hospitals-Is - Alter Diagnostic Imaging Suites On Level 1 A	0	1,500,000
London Dairy Farms Ltd. London Dairy Farms Ltd.	3700 Old Victoria Rd	Add-Poultry Barn-Add Manure Storage	0	550,000
Thames Valley District School Board Thames Valley District School Board	43 Shaftesbury Ave	Install-Schools Elementary, Kindergarten-Is - Install Catchbasin And Storm Piping	0	150,000
Joel Mclean 2013798 Ontario Inc	44 Bathurst St N/S	Install-Site Services-Install Storm Sewer (Parking Lot)	0	300,000
Riocan Holdings Inc C/O Rio Can Management Inc	4465 Wellington Rd S	Alter-Gymnasia-Cm - Interior Alter To Expand Fitness Studio	0	275,000
772866 Ontario Limited C/O Latyn Property Mgmt	530 Oxford St W	Alter-Retail Store-Alter - Cm - Value Village - Tennant Fit-Up To Inc	0	1,132,600
Cedar Hollow Developments Limited	600 Guinness Way E	Erect-Townhouse - Condo-Erect Rt, Block E, 3 Units, Dpns 24, 26, 28. Two	3	589,300
Cedar Hollow Developments Limited	600 Guinness Way I	Erect-Townhouse - Condo-Erect Rt- 6 Unit Townhouse - Block I - 2 Storey,	6	1,277,400
Homestead Holdings Ltd. Homestead Land Holdings Ltd.	690 Wonderland Rd N	Add-Garage For Apartment Building-Alter - Ra - Parking Garage Repairs ***Open Permi	0	230,000
Thames Valley District School Board Thames Valley District School Board	695 Chiddington Ave	Alter-Schools Elementary, Kindergarten-Is - Air Handler And Ductwork Alteration	0	498,000
London Centre London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Is- Interior Alter To Diagnostic Imaging Rooms C1-	0	1,800,000
London Board Of Education School Board	84 Bow St	Add-Schools Elementary, Kindergarten-Is - Addition And Interior Renos	0	126,000

Total Permits 44 Units 246 Value 78,770,490

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

Commercial permits regardless of construction value.