



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: July 18, 2019

RE: Monthly Report for June 2019

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

Permit Issuance

By the end of June, 2,276 permits had been issued with a construction value of \$728 million, representing 1,138 new dwelling units. Compared to last year, this represents a 1.8% decrease in the number of permits, a 30.2% increase in the construction value and a 12.7% decrease in the number of dwelling units.

To the end of June, the number of single and semi-detached dwellings issued were 306, which was a 18.8% decrease over last year.

At the end of June, there were 720 applications in process, representing approximately \$530 million in construction value and an additional 819 dwelling units, compared with 725 applications having a construction value of \$448 million and an additional 780 dwelling units for the same period last year.

The rate of incoming applications for the month of June averaged out to 21.9 applications a day for a total of 439 in 20 working days. There were 69 permit applications to build 69 new single detached dwellings, 8 townhouse applications to build 27 units, of which 4 were cluster single dwelling units.

There were 431 permits issued in June totalling \$76.8 million including 101 new dwelling units.

Inspections

BUILDING

Building Inspectors received 2,169 inspection requests and conducted 2,744 building related inspections. 1 additional inspection was completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 11 inspectors, an average of 233 inspections were conducted this month per inspector.

Based on the 2,169 requested inspections for the month, 96% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 570 inspection requests and conducted 878 building related inspections. An additional 143 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 179 inspections were conducted this month per inspector.

Based on the 570 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 836 inspection requests and conducted 1,156 plumbing related inspections. 1 additional inspection was completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 193 inspections were conducted this month per inspector.

Based on the 836 requested inspections for the month, 98% 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 June 2019

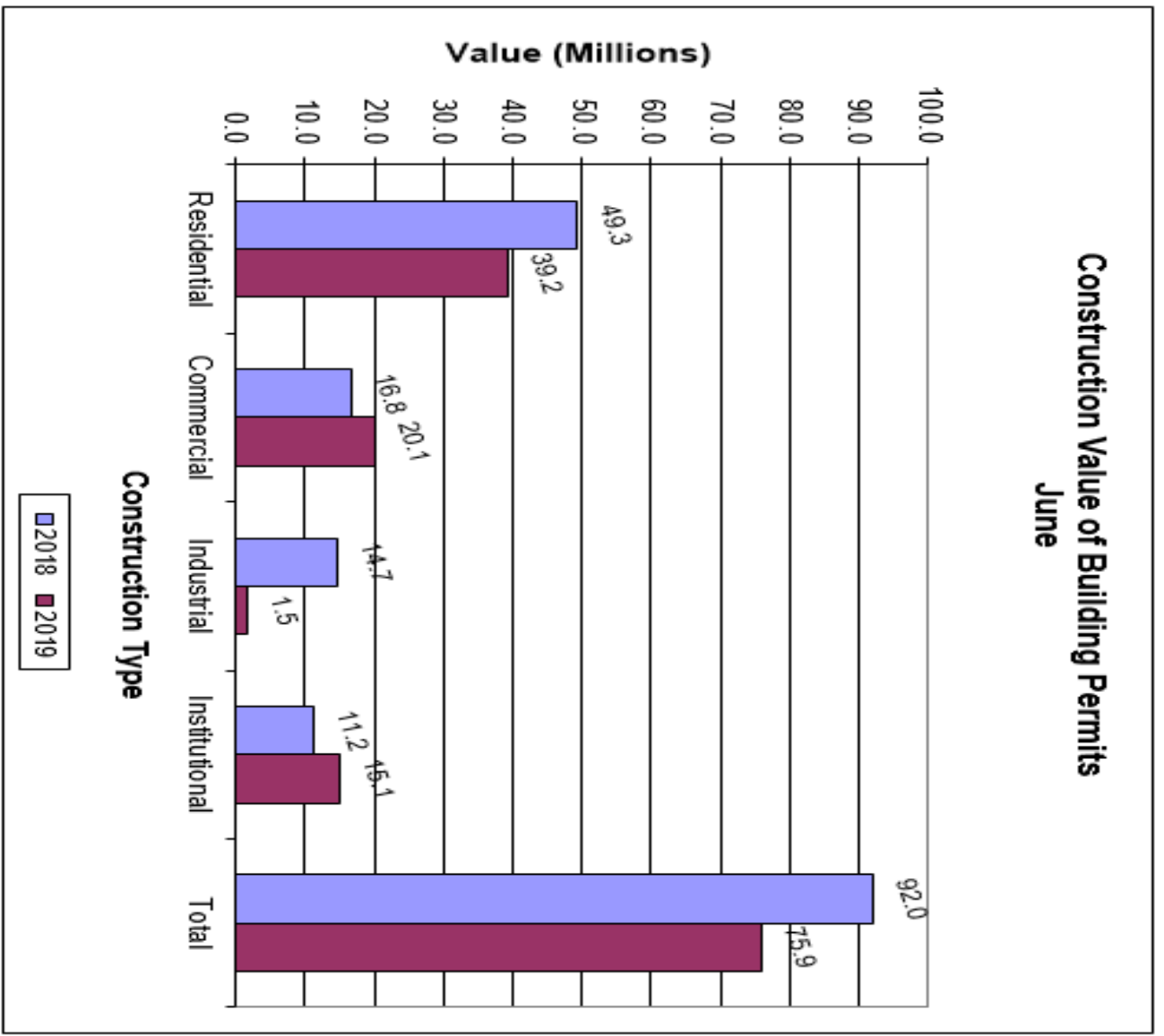
CLASSIFICATION	June 2019		to the end of June 2019		June 2018		to the end of June 2018	
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF PERMITS	CONSTRUCTION VALUE
SINGLE DETACHED DWELLINGS	53	25,099,950	306	129,834,191	54	22,935,930	377	155,999,060
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0
TOWNHOUSES	12	8,988,750	86	73,169,840	27	18,799,316	126	88,096,510
DUPLEX,TRIPLEX,QUAD,APT BLDG.	1	896,000	13	90,607,152	0	0	5	124,642,720
RES.-ALTER & ADDITIONS	168	4,261,877	911	28,624,102	196	7,558,323	901	33,164,399
COMMERCIAL-ERECT	2	4,650,000	6	7,339,680	7	13,813,275	19	49,761,363
COMMERCIAL-ADDITION	3	2,337,500	7	5,349,500	1	15,000	9	6,890,718
COMMERCIAL-OTHER	45	13,139,600	286	36,598,170	33	2,940,870	227	30,800,887
INDUSTRIAL-ERECT	1	450,000	5	301,580,000	0	0	2	8,500,000
INDUSTRIAL-ADDITION	0	0	5	5,249,000	2	5,958,000	4	6,798,000
INDUSTRIAL-OTHER	7	1,060,800	42	4,792,300	8	8,785,120	36	13,404,968
INSTITUTIONAL-ERECT	1	9,816,800	1	9,816,800	0	0	0	0
INSTITUTIONAL-ADDITION	1	1,327,200	2	1,453,200	1	900,000	4	6,750,000
INSTITUTIONAL-OTHER	23	3,921,500	71	15,768,910	19	10,300,710	121	31,898,310
AGRICULTURAL	0	0	4	15,610,000	0	0	1	50,000
SWIMMING POOL FENCES	41	836,331	112	2,460,864	46	1,081,329	115	2,466,489
ADMINISTRATIVE	26	58,205	70	192,005	30	72,400	77	250,900
DEMOLITION	8	0	44	0	9	0	47	0
SIGNS/CANOPY-CITY PROPERTY	1	0	18	0	2	0	8	0
SIGNS/CANOPY-PRIVATE PROPERTY	38	0	287	0	51	0	240	0
TOTALS	431	76,844,513	2,276	728,445,714	1,138	93,160,273	124	559,474,323
								1,304

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

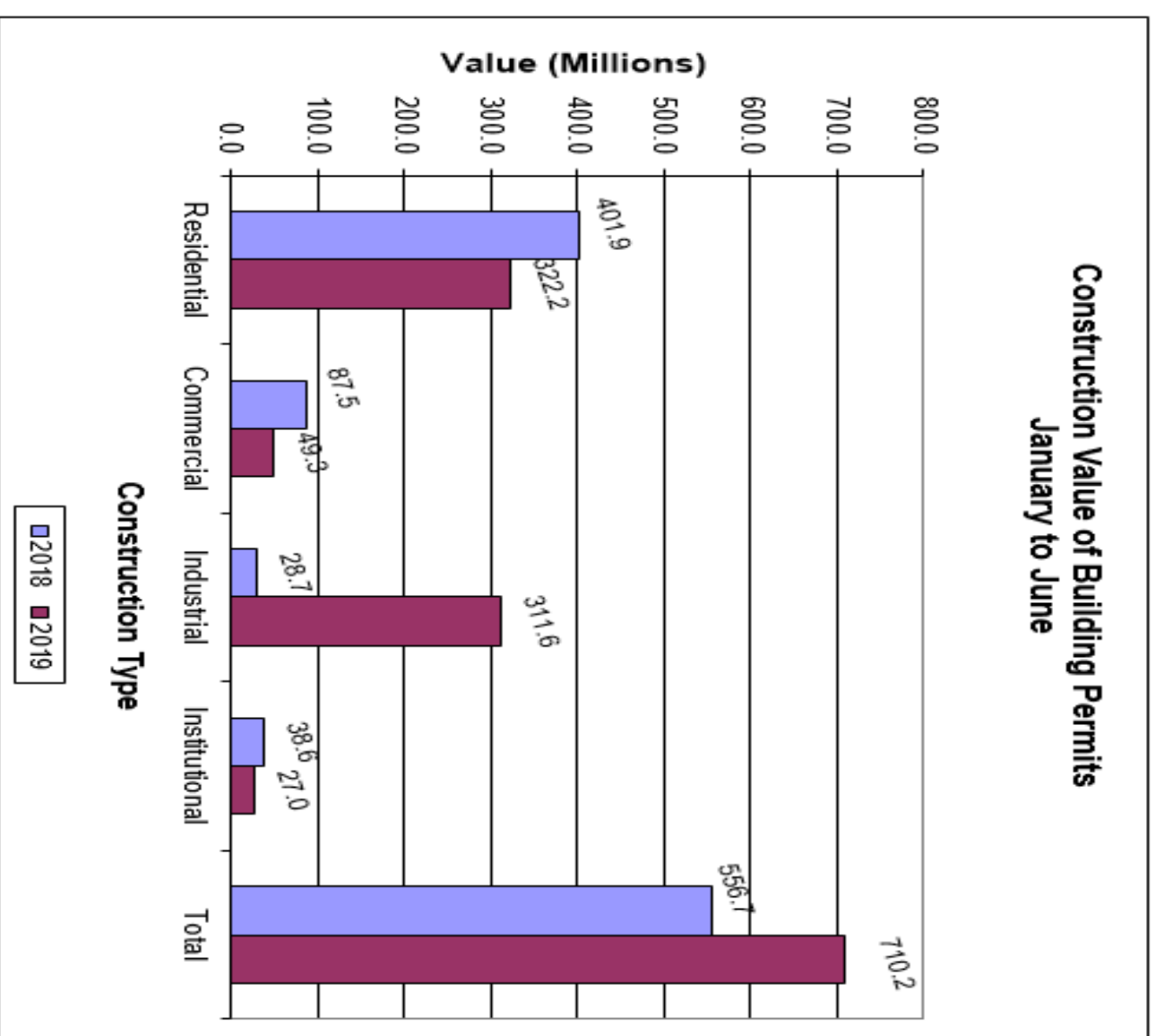
2) Mobile Signs are no longer reported.

3) Construction Values have been rounded up.

Construction Value of Building Permits June



Construction Value of Building Permits January to June



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
703209 Ontario Inc & D'Amato L Lecluse Jennifer, John, Jocelyn Mt. Pleasant Operating Inc.	1055 Wharmcliffe Rd S	Add-Motor Vehicle Show Room-Cm - Addition And Inside Renovations	0	2,000,000
First Investments Ltd First London Investments Limited	1060 Wellington Rd	Alter-Schools Secondary, High, Jr. High-ls- Interior Alterations, All Floors Inc. Plumbing	0	1,200,000
Sfr3 Century Centre Inc. C/O Strathallen Capital Corp	1071 Wellington Rd	Alter-Offices-Interior Alter To Unit 101 For Plato's Closet	0	110,000
Sifton Properties Limited Sifton Properties Limited	1080 Upperpoint Ave B	Erect-Townhouse - Condo-Erect New Townhouse Building B. 5 Units. 1 Storey,	5	1,061,200
1803299 Ontario Inc	1108 Dundas St	Alter-Offices-Commercial - Alt For Third Floor Offices. Partial	0	350,000
London City C/O London Hydro Inc	111 Horton St E	Alter-Offices-Alter Cm Offices - London Hydro; Renovate Third F	0	250,000
Revere Developments Revere Developments	1195 Riverside Dr 3	Erect-Townhouse - Cluster Sdd-Erect Townhouse Cluster Sdd. 2 Storey, 2 Car Garag	1	432,000
	120 Dundas St	Install-Restaurant <= 30 People-*** To Be Cancelled Do Not Book Inspections*** 201	0	200,000
Riokim Holdings (Ontario ll) Inc	1250 Highbury Ave N D	Install-Financial Institution-Comm- Install To Replace Existing Hvac Roof Top Un	0	105,000
The Huron University College Corporation	1349 Western Rd	Erect-University-Instit - Erect Academic Building At Huron College,	0	9,816,800
1016747 Ontario Limited 1016747 Ontario Limited	1450 North Wenige Dr 17	Erect-Townhouse - Cluster Sdd-Erect New Cluster Th Sd, 1 Storey, 2 Car, 3 Bed, P	1	274,000
2155110 Ontario Inc	148 Fullarton St	Alter-Offices-Alter- Cm Talbot Centre Renovate Royal Bank Office	0	1,000,000
Z- Group	1820 Canvas Way 12	Erect-Street Townhouse - Condo-Erect New Build, 2 Storey, 2 Car Garage, 3 Bedroom	1	340,200
Z- Group	1820 Canvas Way 20	Erect-Street Townhouse - Condo-Erect New Build, 2 Storey, 2 Car Garage, 3 Bedroom	1	384,000
Patrick Hazzard Custom Homes Patrick Hazzard	1820 Canvas Way 66	Erect-Street Townhouse - Condo-Erect New Build, 2 Storey, 2 Car Garage, 3 Bedroom	1	392,000
2560533 Ontario Inc	1830 Adelaide St N	Install-Retail Plaza-Install Retaining Wall Fr, Shell Permit Only & P	0	0
2560533 Ontario Inc	1830 Adelaide St N	Install-Retail Plaza-Install Retaining Wall Fr, Shell Permit Only & P	0	262,000
2560533 Ontario Inc	1830 Adelaide St N	Install-Retail Plaza-Install Site Servicing Fr	0	390,000
3m Canada Company	1840 Oxford St E	Alter-Plant For Manufacturing-Interior Alterations To Create New Office, Work S	0	949,600
Oxford West Gateway Inc. C/O York Developments	1900 Oxford St W 1	Alter-Automobile Service Station-Esso Gas Station, Partial Tenant Fit Up, No Struct	0	150,000
Oxford West Gateway Inc. C/O York Developments	1900 Oxford St W 1	Erect-Automobile Service Station-Erect - New Gas Bar Canopy ***Separate Permit Requ	0	150,000
Thames Valley District School Board Thames Valley District School Board	191 Dawn Dr	Install-Schools Elementary, Kindergarten-Install Storm Sewer In Parking Lot Fr	0	350,000
1904812 Ontario Limited C/O Domus Development 1904812 Ontario Limited, C/O Domus Development	200 Villagewalk Blvd	Alter-Offices-Cm- Alter - Tenant Fit Up For New Offices Suite 30	0	200,000
Richmond Block Corporation	201 Queens Ave	Alter-Offices-Cm- Alter- Office Tenant Fit Up For "Chonley + Bis	0	500,000
Union Ltd. Union Gas Limited	2123 Highbury Ave N	Erect-Non-Residential Accessory Building-Erect Odorant Operating System Building, Partial P	0	450,000
Mckenzie Building Group Inc. Mckenzie Building Group Inc.	2427 Daisy Bend B	Erect-Townhouse - Condo-Erect Townhouse Condo Block B Dpr's 16, 18, 20, 22	4	743,040
Greengate Ltd. Greengate Village Ltd.	2675 Asima Dr	Erect-Townhouse - Condo-Rt - Erect 7 Unit Block - 2665, 2669, 2673, 2677,	7	1,299,600
300 Wellington East Wing Inc.	300 Wellington St	Alter-Offices-Alter Interior For Expansion Of Suite For Diebold.	0	200,000
I.F. Propco Holdings (Ontario) 31 Ltd. I.F. Propco Holdings (Ontario) 31 Ltd.	355 Wellington St	Alter-Offices-Cm - Alter - Renovate Suites F 11a And 110 For Milhu	0	7,300,000
2363289 Ontario Inc.	356 Dundas St	Alter-Apartment Building-Alter To Convert Units 107 And 108 Into Amenity Sp	0	125,000
Thames Valley District School Board Thames Valley District School Board	360 Chippendale Cres	Alter-Schools Elementary, Kindergarten-Barrier Free Upgrades To Washroom And Ramp. Frr	0	700,000
Boardwalk Reit Properties	380 Southdale Rd E	Alter-Apartment Building-Ra - Balcony Repairs. Frr Fpo	0	462,466
Boardwalk Reit Properties	390 Southdale Rd E	Alter-Apartment Building-Ra - Balcony Repairs. Frr Fpo	0	462,466
2013798 Ontario Inc. 2013798 Ontario Inc.	45 King St	Alter-Offices-Upgrade Fire Alarm, Minor Interior Alterations	0	300,000
Homestead Land Holdings Ltd. Homestead Land Holdings Ltd.	450 Highland Ave	Add-Garage For Apartment Building-Alter For Balcony Repairs And Guardrail Replacemen	0	120,000

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Thames Valley District School Board	450 Millbank Dr	Alter-Schools Secondary, High, Jr. High-Alter To Create New Washrooms	0	450,000
District School Board	460 Highland Ave	Add-Garage For Apartment Building-Alter For Balcony Repairs And Guardrail Replacemen	0	110,000
Homestead Land Holdings Ltd. Homestead Land Holdings Ltd.	467 Wharmcliffe Rd S	Alter-Dental Offices-Alter Interior For Dental Office	0	109,900
Wharmcliffe Shopping Plaza Inc.	499 Sophia Cres G	Erect-Townhouse - Condo-Erect New Townhouse Building G, 4 Units, Dprn#S 68	4	855,700
West Coronation Developments Inc West Coronation Developments Inc	499 Sophia Cres H	Erect-Townhouse - Condo-Erect New Townhouse Condo Bldg H	5	1,675,000
West Coronation Developments Inc West Coronation Developments Inc	510 Central Ave	Erect-Apartment Building-Ra - Erect New 5 Unit Apartment Building *Demoliti	5	896,000
St Joseph'S London St Joseph'S Health Care London	550 Wellington Rd	Alter-Hospitals-Fire Alarm Upgrade	0	410,000
Oxford Call Centre Corporation C/O Kim Dawdy	568 Second St	Install-Offices-Cm - Install 1 Hr. Fire Separation **Separate Pe	0	164,400
Hindu Cultural Centre Of London Ontario	62 Charterhouse Cres	Add-Churches-Addition To Hall And Elevator	0	1,327,200
Desjardins Financial Life First Capital (Oxford) Corp	640 Hyde Park Rd	Alter-Dental Offices-Cm - Interior Alterations For Dr. Hassan Mostafa D	0	250,000
Mdb Inc. Mdb Inc.	67 Palmer St	Add-Duplex-Add Second Storey To Rear Of House; Alter Existing	0	111,600
Management Board Secretariat	711 Exeter Rd	Alter-Jails-Instll - Alt - For Program Rooms In Eglin Middlese	0	300,000
Spagnuolo Dentistry Professional Corporation	81 Oxford St W	Add-Dental Offices-Comm- Add To And Alter Dental Office And Install B	0	250,000
Spagnuolo Dentistry Professional Corporation	819 Kleinburg Dr A	Erect-Townhouse - Condo-Erect 4 Unit Townhouse, Block A, Unfinished Baseme	4	614,500
Spagnuolo Dentistry Professional Corporation	819 Kleinburg Dr H	Erect-Townhouse - Condo-Erect 6 Unit Townhouse Building, Block H, Soils Re	6	917,510
Applewood Acres Inc.	982 Gainsborough Rd	Erect-Offices-Erect - Cm - New 2 Storey Office Building (Build	0	4,500,000
2653462 Ontario Inc.				
Total Permits	51	Units	45	Value 45,971,182

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

Spagnuolo Dentistry Professional Corporation
Spagnuolo Dentistry Professional Corporation
703209 Ontario Inc & D'Amato L Lecluse Jennifer,
John,Jocelyn Mt.Pleasant Operating Inc.
2653462 Ontario Inc.
Beco Investment Corporation Beco Investment Corporation

Commercial permits regardless of construction value.

Permits_Issued_Greater_100000_Construction value