



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: August 27, 2019

RE: Monthly Report for July 2019

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

Permit Issuance

By the end of July, 2,778 permits had been issued with a construction value of \$830.4 million, representing 1,384 new dwelling units. Compared to last year, this represents a 0.6% increase in the number of permits, a 31.7% increase in the construction value and a 4.3% decrease in the number of dwelling units.

To the end of July, the number of single and semi-detached dwellings issued were 385, which was a 10.4% decrease over last year.

At the end of July, there were 610 applications in process, representing approximately \$460 million in construction value and an additional 566 dwelling units, compared with 699 applications having a construction value of \$436 million and an additional 898 dwelling units for the same period last year.

The rate of incoming applications for the month of July averaged out to 20.2 applications a day for a total of 445 in 22 working days. There were 84 permit applications to build 84 new single detached dwellings, 10 townhouse applications to build 27 units, of which 7 were cluster single dwelling units.

There were 502 permits issued in July totalling \$101.9 million including 246 new dwelling units.

Inspections

BUILDING

Building Inspectors received 2,356 inspection requests and conducted 3,187 building related inspections. An additional 2 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 11 inspectors, an average of 273 inspections were conducted this month per inspector.

Based on the 2,356 requested inspections for the month, 97% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 692 inspection requests and conducted 994 building related inspections. An additional 157 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 190 inspections were conducted this month per inspector.

Based on the 692 requested inspections for the month, 99% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 1,031 inspection requests and conducted 1,296 plumbing related inspections. An additional 5 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 216 inspections were conducted this month per inspector.

Based on the 1,031 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.

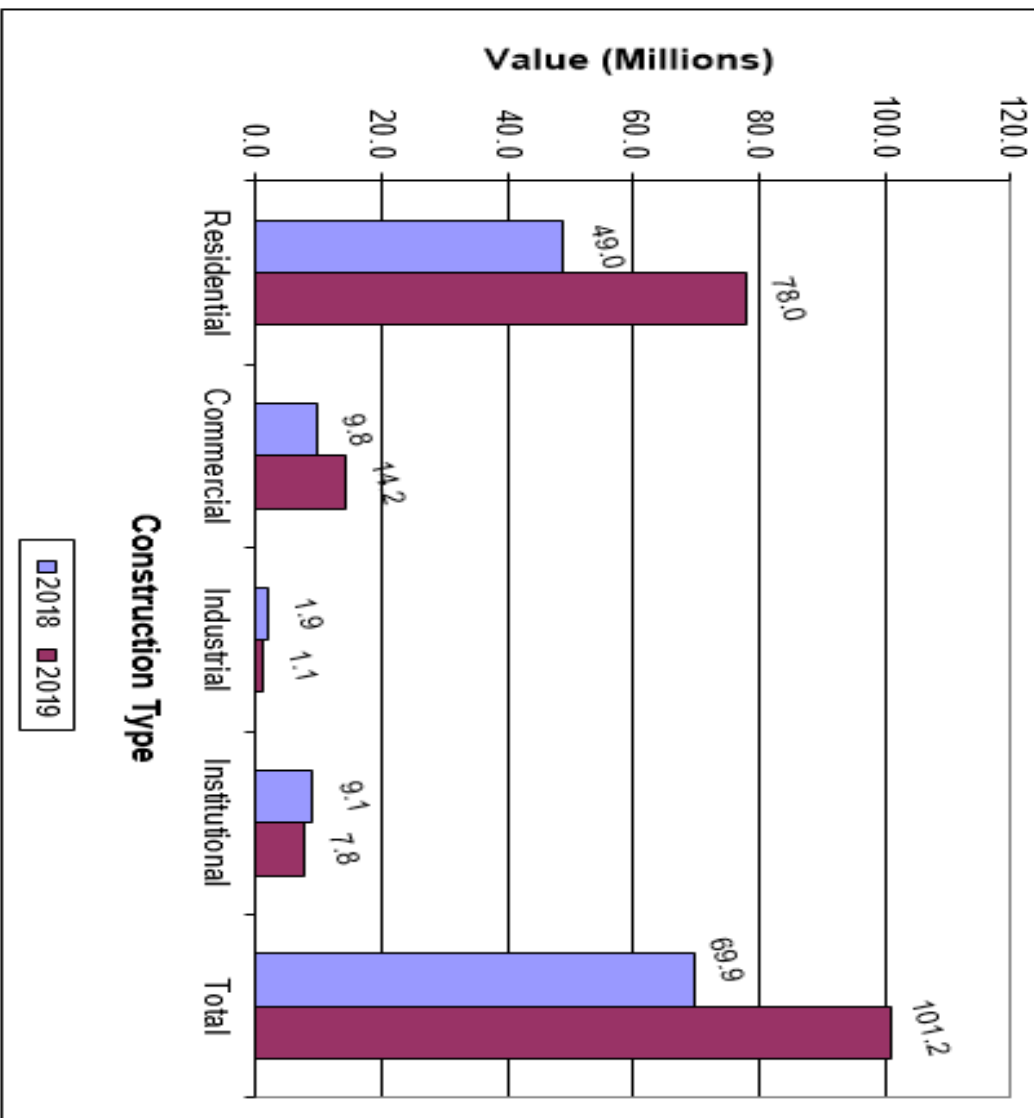
c.c.: A. DiCicco, T. Groeneweg, C. DeForest, O. Katolyk, D. Macar, M. Henderson, S. McHugh

CITY OF LONDON
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF July 2019

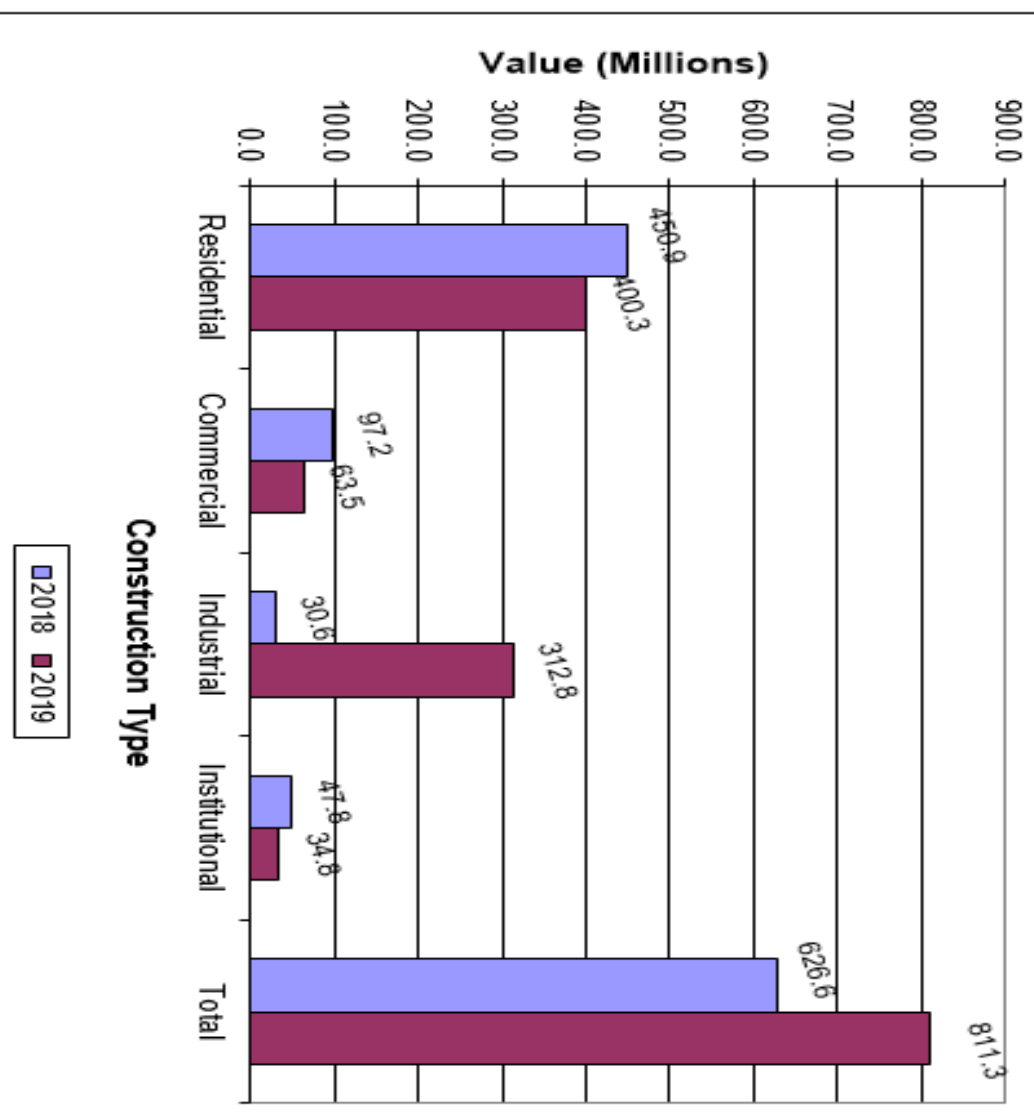
CLASSIFICATION	July 2019				to the end of July 2019				July 2018				to the end of July 2018			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	79	32,294,885	79	385	162,129,076	385	53	21,744,124	53	430	177,743,184	430	0	0	0	
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOWNHOUSES	5	4,164,030	17	91	77,333,870	364	19	20,163,879	81	145	108,260,389	429	145	108,260,389	429	
DUPLEX, TRIPLEX, QUAD, APT BLDG.	2	36,482,700	146	15	127,089,852	588	1	660,800	4	6	125,303,520	538	6	125,303,520	538	
RES. ALTER & ADDITIONS	205	5,101,260	4	1116	33,725,362	47	191	6,426,080	5	1,092	39,590,479	50	21	51,700,603	0	
COMMERCIAL-ERECT	4	7,958,070	0	10	15,297,750	0	2	1,939,240	0	21	51,700,603	0	21	51,700,603	0	
COMMERCIAL-ADDITION	4	3,269,500	0	11	8,619,000	0	3	2,760,000	0	12	9,650,718	0	12	9,650,718	0	
COMMERCIAL-OTHER	32	2,961,910	0	318	39,560,080	0	36	5,095,850	0	263	35,896,737	0	263	35,896,737	0	
INDUSTRIAL-ERECT	1	800,000	0	6	302,380,000	0	1	950,000	0	3	9,450,000	0	3	9,450,000	0	
INDUSTRIAL-ADDITION	0	0	0	5	5,249,000	0	1	480,000	0	5	7,278,000	0	5	7,278,000	0	
INDUSTRIAL-OTHER	6	347,020	0	48	5,139,320	0	1	491,100	0	37	13,896,068	0	37	13,896,068	0	
INSTITUTIONAL-ERECT	0	0	0	1	9,816,800	0	0	0	0	0	0	0	0	0	0	
INSTITUTIONAL-ADDITION	2	3,448,600	0	4	4,901,800	0	1	7,299,600	0	5	14,049,600	0	5	14,049,600	0	
INSTITUTIONAL-OTHER	53	4,334,050	0	124	20,102,960	0	38	1,850,100	0	159	33,748,410	0	159	33,748,410	0	
AGRICULTURAL	1	30,000	0	5	15,640,000	0	0	0	0	1	50,000	0	1	50,000	0	
SWIMMING POOL FENCES	35	711,753	0	147	3,172,617	0	29	627,441	0	144	3,093,930	0	144	3,093,930	0	
ADMINISTRATIVE	23	61,000	0	93	255,000	0	27	119,450	0	104	370,350	0	104	370,350	0	
DEMOLITION	8	0	5	52	0	28	11	0	4	58	0	25	58	0	25	
SIGNS/CANOPY-CITY PROPERTY	6	0	0	24	0	0	2	0	0	10	0	0	10	0	0	
SIGNS/CANOPY-PRIVATE PROPERTY	36	0	0	323	0	0	26	0	0	266	0	0	266	0	0	
TOTALS	502	101,964,778	246	2,778	830,412,487.13	1,384	442	70,607,664	143	2,761	630,081,987	1,447	2,761	630,081,987	1,447	

- 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 July



Construction Value of Building Permits January to July



City of London - Building Division

Principal Permits Issued from July 1, 2019 to July 31, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
BSN LONDON CORPORATION CORPORATION	100 Dundas St	Alter Offices CM - ALTER FOR ROBERTS CLINICAL TRIAL SUITE ON 6TH FLOOR - TENANT FIT UP FOR OFFICE, PLUMB, HVAC, FRR/FPO	0	164,000
1803299 ONTARIO INC.	100 Kellogg Lane	Add Amusement Games Establishment ADD ATRIUM	0	3,000,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	1025 St Croix Ave	Alter Schools Elementary, Kindergarten IS - ALTER TO REPLACE EXISTING STAIR AND LANDING	0	115,000
REMBRANDT DEVELOPMENT (FANSHAWE) INC REMBRANDT DEVELOPMENT (FANSHAWE) INC	1175 Blackwell Blvd			180,000
Timbercreek Whitehall Inc	1265 Richmond St	Alter Apartment Building APT - ALTER TO CONVERT BIKE STORAGE AREA TO AMENITY SPACE FRR/FPO	0	115,000
Matthews Hall	1370 Oxford St W	Add Schools Elementary, Kindergarten ADD REAR ADDITION TO MATTHEW'S HALL. FOUNDATION PERMIT ONLY. SUBMIT FIRESTOP DETAILS AND SPRINKLER SHOP DRAWINGS.	0	3,394,000
London District Catholic School Board	140 Duchess Ave	Alter Schools Elementary, Kindergarten ALTER TO REPAIR STEP AND REPLACE HANDRAIL/GUARDRAILS, INSTALL TACTILE INDICATORS AT EXISTING STAIR.	0	250,000
SIFTON PROPERTIES LIMITED	1623 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD ERRECT NEW BUILD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, PARTIALLY FINISHED BASEMENT, DECK INCLUDED, A/C INCLUDED, SB12-A3, 33M-721 PART 10	1	349,400
Z- Group	1820 Canvas Way 10	Erect-Townhouse - Cluster SDD ERRECT NEW BUILD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB12-A1, LOT 59	1	377,000
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES	1820 Canvas Way 8	Erect-Townhouse - Cluster SDD ERRECT NEW BUILD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB12-A1, LOT 60 33M-643. SOILS REPORT REQUIRED. HRV AND DWHR REQUIRED.	1	384,000
3M CANADA COMPANY	1840 Oxford St E	Alter Plant for Manufacturing INTERIOR ALTERATION TO REMOVE EXISTING MASONRY WALL AND RELOCATE DILTS OPERATOR'S OFFICE	0	186,000
Oxford West Gateway Inc. c/o York Developments	1866 Oxford St W 4	Alter Medical Offices ALTER INTERIOR FOR MEDICAL CLINIC, UNIT 2: MINOR PHARMACY ACCESSORY TO CLINIC	0	300,000
Oxford West Gateway Inc. c/o York Developments	1886 Oxford St W 9	Erect-offices ERRECT 3 STOREY OFFICE BLDG #9. FOUNDATION PERMIT ONLY. SUBMIT MISC METAL SHOP DRAWINGS WITH GRCC. SUBMIT FIRE PROTECTION DRAWINGS WITH GRCC.	0	5,021,800

City of London - Building Division

Principal Permits Issued from July 1, 2019 to July 31, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Oxford West Gateway Inc. c/o York Developments	1906 Oxford St W 11	Erect-Carwash ERECT CAR WASH. SEPARATE TENANT FINISH PERMIT REQUIRED. SHELL PERMIT ONLY. SUBMIT FIXED ACCESS LADDER SHOP DRAWINGS.	0	141,370
UNION LTD. Union Gas Limited	2123 Highbury Ave N	Erect-Non-Residential Accessory Building ID - ERECT HOUSING BUILDING FOR BOILER SYSTEM	0	800,000
MCKENZIE BUILDING GROUP INC. MCKENZIE BUILDING GROUP INC.	2427 Daisy Bend A	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE CONDO BLOCK A - 7 UNITS	7	1,750,000
SOUTHSIDE CONSTRUCTION MANAGEMENT LTD. SOUTHSIDE CONSTRUCTION MANAGEMENT LTD.	2466 Main St			250,000
FOXHOLLOW KENT DEVELOPMENTS INC. FOXHOLLOW NORTH KENT DEVELOPMENTS INC.	2650 Buroak Dr			500,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	328 Springbank Dr	Alter Schools Elementary, Kindergarten IS - INTERIOR ALTER FOR AODA WASHROOM FIXTURE REPLACEMENTS. 12 LOCATIONS THROUGHOUT SCHOOL.	0	550,000
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	339 Windermere Rd	Alter Hospitals ALTER - IS - LHSC UNIVERSITY HOSPITAL - ALTERATION OF CATHETERIZATION LAB ROOM C2-119 WITH CONTROL ROOM C2-115, FRR/FPO	0	850,000
WONDERLAND BUSINESS CENTRE INC C/O OLD OAK PROPERTIES	3392 Wonderland Rd S			400,000
London District Catholic School Board	347 Lyle St	Alter Schools Elementary, Kindergarten IS - INTERIOR ALTER FOR BF UPGRADES	0	300,000
2518737 ONTARIO LIMITED 2518737 ONTARIO LIMITED	362 Dundas St	Alter Hotel CM - ALTER - TO CREATE NEW SUITES ON MAIN FLOOR OF EXISTING HOTEL, MECH, PLUMB, STRUCTURAL FOR FRONT CANOPY ONLY, FRR/FPO. PARTIAL PERMIT ISSUED JULY 19TH. PROVIDE STRUCTURAL ENGINEERED DRAWINGS FOR CANOPY OR ANY OTHER STRUCTURAL WORK.	0	578,800
TRICAR PROPERTIES LIMITED TRICAR PROPERTIES LIMITED	3800 Colonel Talbot Rd	Add Offices Add to office building	0	175,000
KAPLAND CONSTRUCTION INC.	491 English St	Erect-Duplex ERECT, NEW DUPLEX, 2 STOREY, 2 BEDROOMS, UNFINISHED BASEMENT, DECK INCLUDED, W A/C- SB12, PART LOT 9-10, SOILS REPORT BY ENGLOBE ENGINEERING REQUIRED.	2	426,000
HOMESTEAD LAND HOLDINGS LTD. HOMESTEAD LAND HOLDINGS LTD.	527 Gordon Ave			150,000

City of London - Building Division

Principal Permits Issued from July 1, 2019 to July 31, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
2403290 Ontario Ltd	545 Fanshawe Park Rd W	Erect-Apartment Building APARTMENT - ERECT 17 STOREY, 144 UNIT BUILDING. TOWER B, WEST TOWER, FRR/FPO SHELL ONLY -SEALED MISC METALS SHOP DRAWINGS REQUIRED PRIOR TO WORK IN THESE AREAS, SPRINKLER SHOP DRAWINGS REQUIRED.	144	36,056,700
RICHMOND BLOCK LONDON CORPORATION	551 Richmond St	Alter Restaurant ALTER - CM SCORE PIZZA - TENANT FIT-UP FOR NEW RESTAURANT TO INCLUDE FRONT PATIO AREA FRR/FPO	0	500,000
STEVE CORDES YOUTH OPPORTUNITIES UNLIMITED	585 Clarke Rd	Erect-Boarding/Lodging House ERECT 30 BED YOUTH SHELTER, FRR/FPO. FOUNDATION PERMIT ISSUED JULY 26, 2019.	0	1,944,900
SOUTHSIDE CONSTRUCTION MANAGEMENT LTD. SOUTHSIDE CONSTRUCTION MANAGEMENT LTD.	639 Southdale Rd E	Erect-Restaurant CM - ERECT NEW A & W	0	850,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	6820 Duffield St	Alter Schools Elementary, Kindergarten WASHROOM RENOVATIONS	0	175,000
CANADIAN REFORMED SCHOOL SOC. OF LONDON & DIST.	7 Howard Ave	Alter Private School - Elementary INTERIOR ALTERATIONS TO GYMNASIUM, STORAGE AND CLASSROOM	0	250,000
Applewood Acres Inc.	819 Kleinburg Dr B	Erect-Townhouse - Condo ERECT 7 UNIT TOWNHOUSE, BLOCK B - 2 STOREY, 3 BEDROOM, 1 CAR GARAGE, PARTIALLY FINISHED WALK-OUT BASEMENT, WITH 1 STOREY DECK, WITH A/C, SB-12 A1, DWHR & HRV REQUIRED, LOTS 5 - 11, UNITS 2, 4, 6, 8, 10, 12, 14, 33M-749, SOILS REPORT BY EXP REQUIRED.	7	1,303,630
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	941 Viscount Rd	Alter Schools Secondary, High, Jr. High IS ALTER TO INSTALL NEW DUST COLLECTOR AND EXTERIOR ENCLOSURE.	0	410,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	941 Viscount Rd	Alter Schools Secondary, High, Jr. High INTERIOR ALTER FOR SCIENCE LABS, ROOMS 319 - 321	0	716,000
MICHELLE DOORNBOSCH	2653462 ONTARIO INC. 982 Gainsborough Rd			500,000

Total Permits 36 Units 163 Value 63,413,600

* Includes all permits over \$100,000, except for single and semi-detached dwellings.

City of London - Building Division
Principal Permits Issued from July 1, 2019 to July 31, 2019

OWNER
CORDES STEVE YOUTH OPPORTUNITIES UNLIMITED
& TRADING CO LTD LONDON SALVAGE LONDON SALVAGE & TRADING CO LTD
MANAGEMENT LTD. SOUTHSIDE CONSTRUCTION SOUTHSIDE CONSTRUCTION MANAGEMENT LTD.
1803299 Ontario Inc
TRICAR PROPERTIES LIMITED TRICAR PROPERTIES LIMITED
Oxford West Gateway Inc. c/o York Developments

Commercial Permits regardless of construction value