



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: September 13, 2019

RE: Monthly Report for August 2019

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

Permit Issuance

By the end of August, 3,175 permits had been issued with a construction value of \$967.3 million, representing 1,790 new dwelling units. Compared to last year, this represents a 0.7% increase in the number of permits, a 31.8% increase in the construction value and a 2.5% increase in the number of dwelling units.

To the end of August, the number of single and semi-detached dwellings issued were 446, which was a 9.0% decrease over last year.

At the end of August, there were 750 applications in process, representing approximately \$519 million in construction value and an additional 713 dwelling units, compared with 693 applications having a construction value of \$462 million and an additional 832 dwelling units for the same period last year.

The rate of incoming applications for the month of August averaged out to 19.6 applications a day for a total of 413 in 21 working days. There were 55 permit applications to build 55 new single detached dwellings, 39 townhouse applications to build 207 units, of which 10 were cluster single dwelling units.

There were 397 permits issued in August totalling \$136.9 million including 406 new dwelling units.

Inspections

BUILDING

Building Inspectors received 2,572 inspection requests and conducted 3,197 building related inspections. An additional 6 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 11 inspectors, an average of 276 inspections were conducted this month per inspector.

Based on the 2,572 requested inspections for the month, 97% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 599 inspection requests and conducted 836 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 163 inspections were conducted this month per inspector.

Based on the 599 requested inspections for the month, 98% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 946 inspection requests and conducted 1,092 plumbing related inspections. An additional 3 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 182 inspections were conducted this month per inspector.

Based on the 946 requested inspections for the month, 97% 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 August 2019

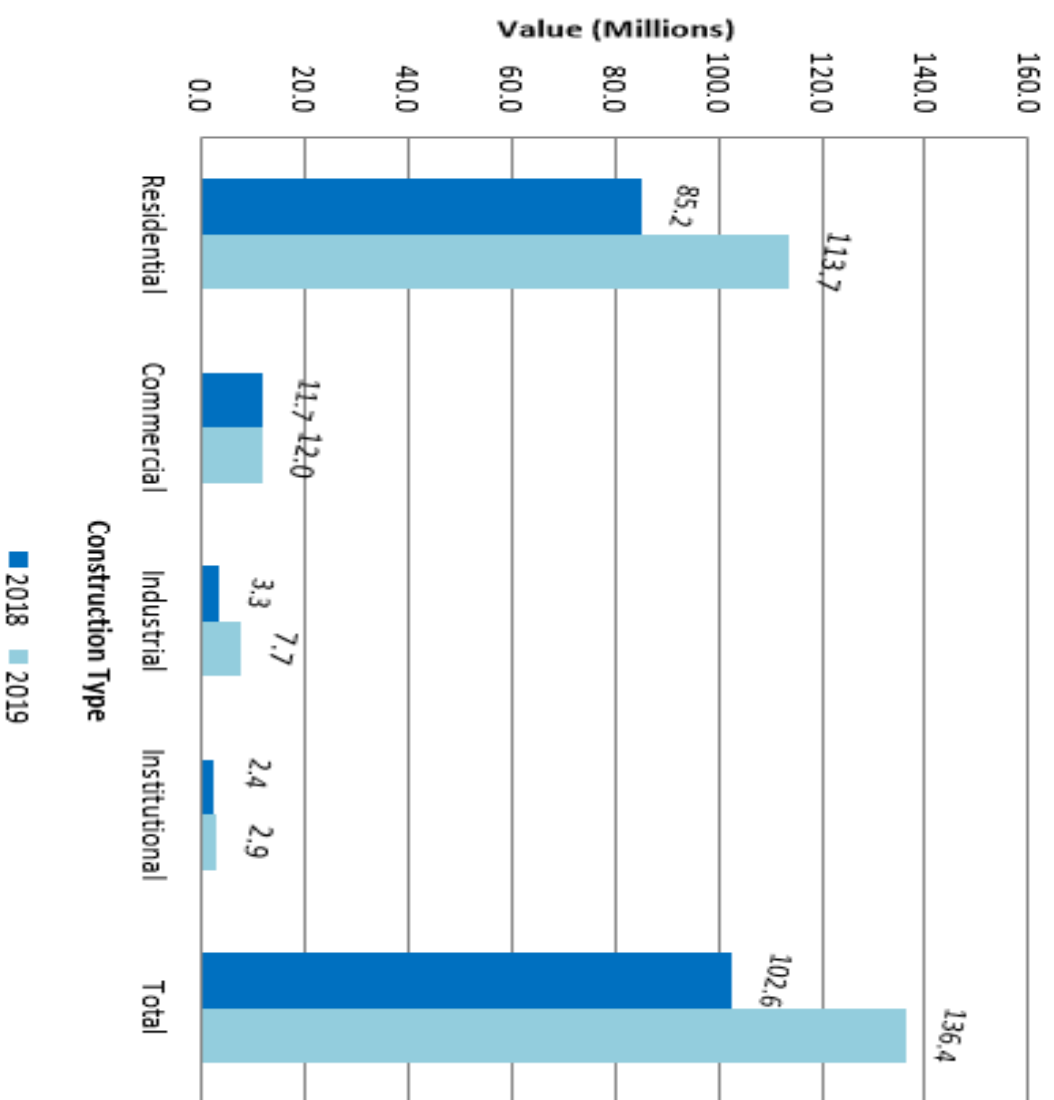
CLASSIFICATION	August 2019				to the end of August 2019				August 2018				to the end of August 2018			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	61	28,676,520	61	446	190,805,596	446	60	27,262,992	60	490	205,006,176	490				
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0				
TOWNHOUSES	14	14,780,360	54	105	92,114,230	418	19	14,219,480	61	164	122,479,869	490				
DUPLEX, TRIPLEX, QUAD, APT BLDG.	2	64,758,000	283	17	191,847,852	871	1	39,299,400	175	7	164,602,920	713				
RES-ALTER & ADDITIONS	163	5,526,295	6	1,279	39,251,657	53	168	4,372,054	3	1,260	43,982,533	53				
COMMERCIAL-ERECT	1	3,100,000	0	11	18,397,750	0	3	1,515,300	0	24	53,215,903	0				
COMMERCIAL-ADDITION	1	8,000	0	12	8,627,000	0	0	0	0	12	9,650,718	0				
COMMERCIAL-OTHER	46	8,889,330	2	364	48,449,410	2	45	10,186,252	0	308	46,082,989	0				
INDUSTRIAL-ERECT	2	6,400,000	0	8	308,780,000	0	0	0	0	3	9,450,000	0				
INDUSTRIAL-ADDITION	0	0	0	5	5,249,000	0	0	0	0	5	7,278,000	0				
INDUSTRIAL-OTHER	8	1,329,200	0	56	6,468,520	0	5	3,346,736	0	42	17,242,804	0				
INSTITUTIONAL-ERECT	0	0	0	1	9,816,800	0	0	0	0	0	0	0				
INSTITUTIONAL-ADDITION	2	252,000	0	6	5,153,800	0	0	0	0	5	14,049,600	0				
INSTITUTIONAL-OTHER	20	2,641,000	0	144	22,743,960	0	30	2,396,000	0	189	36,144,410	0				
AGRICULTURAL	0	0	0	5	15,640,000	0	2	160,000	0	3	210,000	0				
SWIMMING POOL FENCES	24	512,050	0	171	3,684,667	0	31	663,590	0	175	3,757,520	0				
ADMINISTRATIVE	19	52,000	0	112	307,000	0	21	33,750	0	125	404,100	0				
DEMOLITION	9	0	7	61	0	35	4	0	1	62	0	26				
SIGNS/CANOPY-CITY PROPERTY	2	0	0	26	0	0	0	0	0	10	0	0				
SIGNS/CANOPY-PRIVATE PROPERTY	23	0	0	346	0	0	2	0	0	268	0	0				
TOTALS	397	136,924,755	406	3,175	967,337,242	1,790	391	103,455,554	299	3,152	733,557,542	1,746				

y:\shared\building\buildingmonthlyreports\monthlyreports\2019BCASummary\BCA-AUG2019

- 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

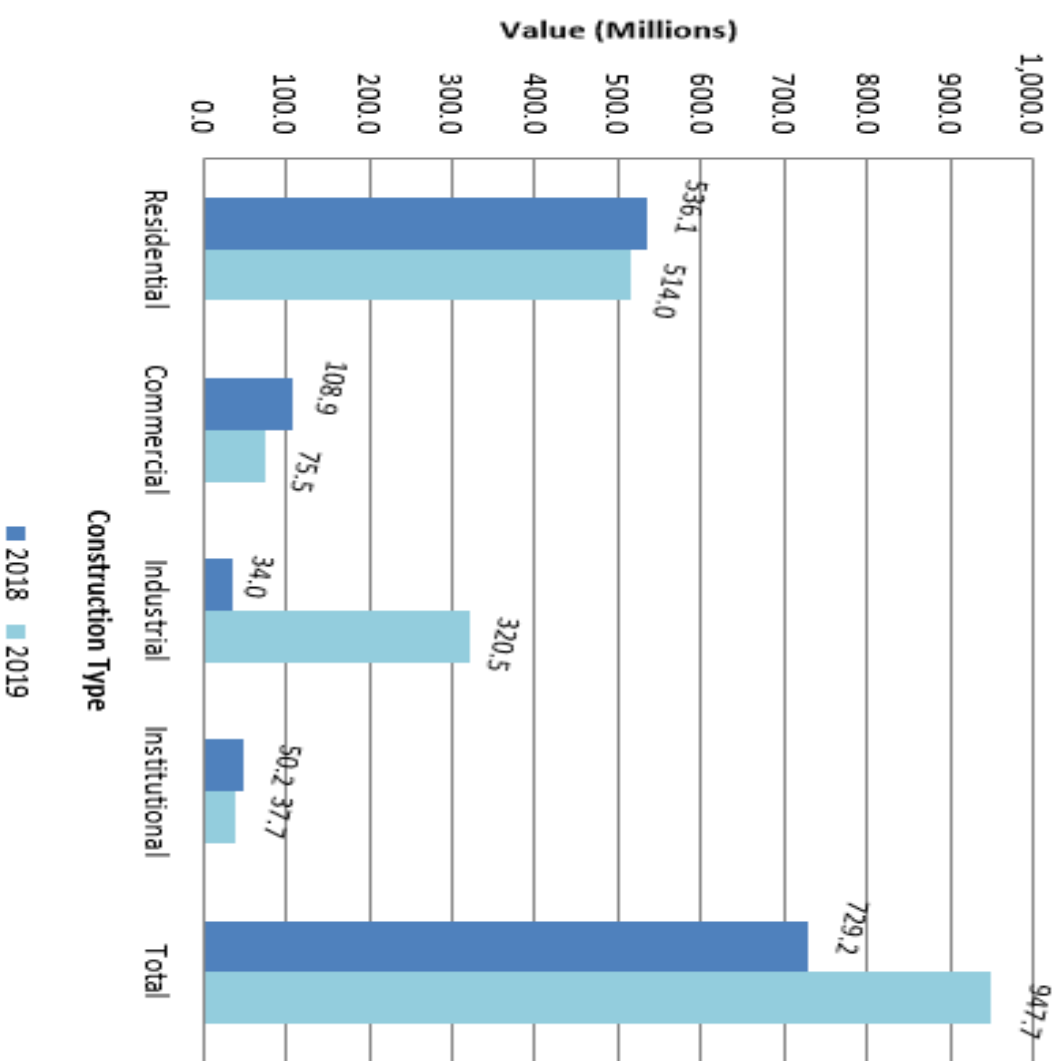
Construction Value of Building Permits

August



Construction Value of Building Permits

January to August



City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
1803299 ONTARIO INC. 1803299 ONTARIO INC.	100 Kellogg Lane	Alter Licensed Beverage Establishments INTERIOR ALTER TO CREATE EVENT SPACE FOR PARADIGM SPIRITS CO. AND DISTILLERY.	0	750,000
FANSHAWE COLLEGE OF APPLIED ARTS & TECHNOLOGY FANSHAWE COLLEGE OF APPLIED ARTS & TECHNOLOGY	1001 Fanshawe College Blvd	Alter Community College REPLACE EXISTING KITCHEN HOODS AND ECOLOGY UNIT IN STUDENT CENTRE CAFE-OASIS KITCHEN	0	444,000
FANSHAWE COLLEGE OF APPLIED ARTS & TECHNOLOGY FANSHAWE COLLEGE OF APPLIED ARTS & TECHNOLOGY	1001 Fanshawe College Blvd	Alter Community College REPLACE EXISTING KITCHEN HOODS AND ECOLOGY UNIT IN STUDENT CENTRE CAFE-OASIS KITCHEN	0	444,000
FANSHAWE COLLEGE OF APPLIED ARTS & TECHNOLOGY FANSHAWE COLLEGE OF APPLIED ARTS & TECHNOLOGY	1001 Fanshawe College Blvd	Alter Community College INST - ALTER FOR MASSAGE THERAPIST CLASSROOMS ON MAIN FLOOR OF "A" BLOCK	0	622,800
2472602 Ontario Inc	1095 Wilton Grove Rd	Alter Warehousing ID - ALTERATION TO EXISTING OFFICE AREA ONLY INCLUDING TWO NEW VESTIBULES. NO OTHER AREAS INCLUDED. Separate Building Permit required for proposed changes to other areas. SHELL PERMIT ONLY - SHOP DRAWINGS FOR STAIRS AND GUARDS REQ'D.	0	290,000
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter Retail Store CM - INTERIOR ALTER TO UNIT #235	0	250,000
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter Retail Store INTERIO ALTERATION OF AMERICAN EAGLE, UNIT 123	0	252,000
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter Retail Store INTERIOR ALTERATION TO UNIT 141 - La Vie En Rose	0	275,000
London City C/O London Hydro Inc	111 Horton St E	Alter Offices CM- INTERIOR ALTER TO RENOVATE EXISTING OFFICE ON SECOND FLOOR, FRR/FPo	0	250,000
Coptic Orthodox Patriarchate Church Of Saint Paul The Anchi.	1151 Royal York Rd	Add Churches ADD TO CHURCH FOR ELEVATOR LOBBY AREA. FRR/FPo	0	250,000
REVERE DEVELOPMENTS (RIVERSIDE) INC. REVERE DEVELOPMENTS (RIVERSIDE) INC.	1195 Riverside Dr 12	Erect-Townhouse - Cluster SDD ERCT TOWNHOUSE CLUSTER SDD, 2 STOREYS, 2 CAR GARAGE, 4 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB-12 A1, DPN 12, UNIT 6, MVLCP NO. 914	1	495,180

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
DAVID TENNANT REVERE DEVELOPMENTS	1195 Riverside Dr 14	Erect-Townhouse - Cluster SDD ERECT TOWNHOUSE CLUSTER SDD, 2 STOREYS, 2 CAR GARAGE, 4 BEDROOMS, UNFINISHED BASEMENT, DECK INCLUDED, A/C INCLUDED, SB-12 A1, DPN 14, MWLCP NO. 914	1	489,600
DAVID TENNANT REVERE DEVELOPMENTS	1195 Riverside Dr 16	Erect-Townhouse - Cluster SDD ERECT TOWNHOUSE CLUSTER SDD, 2 STOREYS, 2 CAR GARAGE, 4 BEDROOMS, UNFINISHED BASEMENT, DECK INCLUDED, A/C INCLUDED, SB-12 A1, DPN 16, MWLCP NO. 914	1	495,180
	120 Dundas St	Alter Restaurant CM - ALTER - TO ADD NEW PLUMBING FIXTURES IN RENOVATED RESTAURANT DRINK STATION. NEW FACADE, HERITAGE REQUIRED, NO STRUCTURAL	0	150,000
2670040 Ontario Inc.	1229 Wharnccliffe Rd S	Erect-Automobile Sales & Service CM- ERECT VOLVO CARS DEALERSHIP. Foundation permit with site services	0	3,100,000
Rjkm Holdings Limited C/o John Lean	1295 Oxford St E	Alter Restaurant ALTER INTERIOR OF PART OF MAIN FLOOR OF BURGER KING. KITCHEN AREA TO REMAIN UNTOUCHED. FRR *NOTE*- WORK ON NEW CANOPIES TO BE DONE UNDER A SEPARATE PERMIT OR REVISIONS TO THIS PERMIT. NOT APPROVED UNDER THIS 3-DAY PERMIT.	0	400,000
1016747 ONTARIO LIMITED	1450 North Wenige Dr 19	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD. 1 STOREY, 2 CAR GARAGE, PARTIAL FINISH BASEMENT, NO DECK, A/C INCLUDED, SB-12 A1, UNIT 9 M.V.L.C.P. No 834. SOILS REPORT REQUIRED. HRV & DWHR REQUIRED.	1	235,000
Ggre Inc	1500 Dundas St	Alter Automobile Sales & Service ALTER CAR DEALERSHIP FOR VEHICLE REPAIR AREA	0	736,800
OLD OAK PROPERTIES INC. OLD OAK PROPERTIES INC.	1525 Dyer Dr	Erect-Apartment Building ERECT - NEW APARTMENT BUILDING - 16 STOREYS, 200 UNITS SHELL ONLY -SEALED COMSLAB AND MISC. METALS SHOP DRAWING REQUIRED PRIOR TO WORK IN THESE AREAS Alternative Solution for the hose cabinets is accepted by the Building Division	200	49,810,000
LUX HOMES INC. LUX HOMES DESIGN & BUILD INC.	1570 Coronation Dr			250,000
Z- Group	1820 Canvas Way 14	Erect-Townhouse - Cluster SDD ERECT - TOWNHOUSE/CLUSTER SDD, 2 STOREY, 3 BEDROOM, 2 CAR GARAGE, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, ST-12-A1, LOT 57, 33M-643 (192 m2).	1	384,000

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
GERRY VANDERHOEK GREATER LONDON INTERNATIONAL AIRPORT AUTHORITY	1980 Otter Pl		0	700,000
Southside Construction Management Limited	2454 Main St	Alter Dental Offices CM - INTERIOR ALTER FOR DENTAL OFFICE	0	425,000
Escalade Property Corp	25 Centre St	Erect-Apartment Building ERECT 11 STOREY 83 UNIT APT BUILDING. METHANE PROPERTY. SUBMIT GUARDRAIL/HANDRAIL SHOP DRAWINGS FOR REVIEW/APPROVAL. SUBMIT FIRESTOPPING DETAIL PACKAGE FOR REVIEW/APPROVAL. SUBMIT SPRINKLER DRAWINGS FOR REVIEW/APPROVAL. REVISED ELEVATIONS TO COMPLY WITH APPROVED SITE PLAN PRIOR TO SHELL.	83	14,948,000
LONDON LIFE INSURANCE COMPANY LONDON LIFE INSURANCE COMPANY	255 Dufferin Ave	Alter Offices CM - ALTER - RENO FIRE PROTECTION AND MECH ON FIRST FLOOR OF EXISTING OFFICE, FRR/FPO SHELL (PARTIAL PERMIT) ISSUED AUG. 15, 2019. SPRINKLER SHOP DRAWINGS REQUIRED TO BE SUBMITTED.	0	500,000
FARHI HOLDINGS CORP.	270 Dundas St	Alter Offices CM - ALTER - INTERIOR ALTERATION TO EXISTING OFFICE ON SECOND FLOOR. FRR/FPO	0	400,000
joel macrobert Bank of montreal	270 Dundas St	Alter Offices RENOVATION OF MAIN FLOOR AND BASEMENT OF EXISTING BANK; FRR/FPO	0	1,500,000
1875025 ONTARIO INC. 1875425 ONTARIO INC.	275 Piccadilly St	Alter Apartment - Condo RA - APARTMENT - ALTER FOR INTERIOR STRUCTURE CHANGES TO 4 RESIDENTIAL SUITES, TO ADD 4 BATHROOMS, PLUMBING, HVAC, REPLACE FRON 2 LEVEL DECK, REPLACE REAR 2 LEVEL STAIR	0	150,000
1221022 ONTARIO INC. 1221022 ONTARIO INC.	300 Sovereign Rd	Alter Plant for Manufacturing INDUST - ALTERATION INTERIOR FOR CANNING ROOM	0	124,000
Southside Construction Management Limited	3270 Raleigh Cres			300,000
Speyside East Corporation	3270 Raleigh Cres A	Erect-Townhouse - Condo ERECT 4 UNIT TOWNHOUSE - DPNS 3256,3260,3264,3268 - 2 STOREY, 4 BEDROOM, SINGLE CAR GARAGE, FINISHED BASEMENT, WITH DECK, WITH A/C, SB-12 AS. Soils report required.	4	982,000
Speyside East Corporation	3270 Raleigh Cres B	Erect-Townhouse - Condo ERECT 3 UNIT TOWNHOUSE, DPNS 3272, 3276, 3280; 2 STOREY, 4 BEDROOMS, SINGLE CAR GARAGE, FINISHED BASEMENT, WITH DECK, WITH A/C, SB12 AS. Soils report required.	3	731,000
Speyside East Corporation	3270 Raleigh Cres C	Erect-Townhouse - Condo ERECT 3 UNIT TOWNHOUSE, DPNS 9, 11, 13; 2 STOREY, 4 BEDROOMS, SINGLE CAR GARAGE, FINISHED BASEMENT, WITH DECK, WITH A/C, SB12 AS. Soils report required.	3	731,000

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Speyside East Corporation	3270 Raleigh Cres D	Erect-Townhouse - Condo ERECT 4 UNIT TOWNHOUSE, DPNS 1, 3, 5, 7; 2 STOREY, 4 BEDROOMS, SINGLE CAR GARAGE, FINISHED BASEMENT, WITH DECK, WITH A/C, SB12 AS. Soils report required.	4	982,000
GREENGATE LTD. GREENGATE VILLAGE LTD.	3316 Strawberry Walk	Erect-Street Townhouse - Condo RT - ERECT BLOCK 52, UNITS 3304 -3326. NO DECKS, NO FINISHED BASEMENTS	7	1,300,000
Youth Opportunities Unlimited	340 Richmond St	Alter Offices ALTER FLOORS 1, 2, 3 OF YOUTH OPPORTUNITIES UNLIMITED	2	858,400
1967172 ONTARIO INC. 1967172 ONTARIO INC.	3400 Singleton Ave			650,000
Nuage Homes Inc	3560 Singleton Ave 35	Erect-Townhouse - Cluster SDD ERECT RT-CLUSTER SDD 2 STOREY, 1 CAR GARAGE, 4 BEDROOM, UNFINISHED BASEMENT, A/C INCLUDED, SB-12 A-1, MVLCP No. 842 UNIT 53	1	314,300
Nuage Homes Inc	3560 Singleton Ave 42	Erect-Townhouse - Cluster SDD ERECT RT-CLUSTER SDD 2 STOREY, 1 CAR GARAGE, 4 BEDROOM, UNFINISHED BASEMENT, A/C INCLUDED, SB-12 A-1, MVLCP No. 842 UNIT 44	1	349,000
CORPORATION OF LONDON CORPORATION OF THE CITY OF LONDON	3690 Colonel Talbot Rd	Erect-Non-Residential Accessory Building ERECT VALVE CHAMBER BUILDING Foundation Permit Only	0	2,000,000
CORPORATION OF LONDON CORPORATION OF THE CITY OF LONDON	3690 Colonel Talbot Rd	Erect-Non-Residential Accessory Building ERECT NEW PUMPING STATION Partial foundation only for the mud-slab	0	4,400,000
1077724 ONTARIO LTD	4530 Colonel Talbot Rd	Alter Restaurant <= 30 People CM - INTERIOR AND EXTERIOR ALTERATIONS TO TIM HORTONS Separate permit required for exterior canopy.	0	235,000
772866 Ontario Limited C/O Larlyn Property Mgmt	530 Oxford St W	Alter Retail Store COMM-ALT. INT. FOR LANDORD'S SCOPE OF WORK IN DOLLARAMA SPACE Shell Permit Only -Provide sealed Misc. Metals for the retaining wall guards and aluminum vestibule assembly shop drawings to the Building Division for review prior to work in these areas. Sprinkler shop drawings required.	0	525,280
ESAM CONSTRUCTION LTD. ESAM CONSTRUCTION LTD.	551 Oxford St W	Alter Offices CM-ALTER- 2ND FLOOR TENANT FIT UP FOR OFFICE, MECH, FRR/FPO NOTE: PARTIAL PERMIT ISSUED AUG. 22, 2019. SPRINKLER SHOP DRAWINGS ARE TO BE SUBMITTED FOR FULL PERMIT.	0	200,000
Skyline Retail Real Estate Holdings Inc	760 Hyde Park Rd A	Alter Restaurant <= 30 People ALTER INTERIOR FOR PIZZA PIZZA	0	167,000

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Applewood Acres Inc.	819 Kleinburg Dr D	Erect-Townhouse - Condo RT ERECT BUILD BLDG D-13 UNITS, PART FINISHED BASEMENT , EEDS PACKAGE A1. SOILS REPORT BY EXP ENG REQUIRED. NOTE: PARKLAND DEDICATION FOR ALL 54 UNITS ON THE SITE PAID FOR UNDER THIS PERMIT.	13	2,417,100
Applewood Acres Inc.	819 Kleinburg Dr D	Erect-Townhouse - Condo Erect Block D, 13 units, DPN's 5,7,9,11,13,15,17,49,51,53,55,57,59. Partially finished basement, deck. Soils report required.	13	4,875,000
847 HIGHBURY INC.	847 Highbury Ave N	Alter Warehousing INDUSTRIAL - ALTER WAREHOUSE SPACE FOR OFFICES, WASHROOMS AND LUNCHROOM, AND RECONSTRUCT MEZZANINE. FRR/FP0, Shell Permit Only –Provide sealed Misc. Metals for the guards, stair and sealed floor/ceiling/wall shop drawings to the Building Division for review prior to work in these areas. Sprinkler shop drawings required.	0	150,000
BATE REAL ESTATE CORP.	879 Wellington Rd	Alter Offices ALTER INTERIOR UNIT #2 PAY2DAY	0	130,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	950 Lawson Rd			750,000
Total Permits 50 Units 339 Value 102,167,640				

** 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. -1535-144

OWNER
1803299 ONTARIO INC.
1803299 ONTARIO INC.
2670040 Ontario Inc.

Commercial Permits regardless of construction value