



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: October 7, 2019

RE: Monthly Report for September 2019

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

Permit Issuance

By the end of September, 3,563 permits had been issued with a construction value of \$1.05 billion, representing 1,963 new dwelling units. Compared to last year, this represents a 1.3% increase in the number of permits, a 32.8% increase in the construction value and a 5.6% increase in the number of dwelling units.

To the end of September, the number of single and semi-detached dwellings issued were 514, which was a 3.6% decrease over last year.

At the end of September, there were 766 applications in process, representing approximately \$567 million in construction value and an additional 882 dwelling units, compared with 694 applications having a construction value of \$481 million and an additional 865 dwelling units for the same period last year.

The rate of incoming applications for the month of September averaged out to 15.6 applications a day for a total of 312 in 20 working days. There were 52 permit applications to build 52 new single detached dwellings, 7 townhouse applications to build 21 units, of which 4 were cluster single dwelling units.

There were 388 permits issued in September totalling \$83.2 million including 173 new dwelling units.

Inspections

BUILDING

Building Inspectors received 2,314 inspection requests and conducted 3,005 building related inspections. An additional 10 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 11 inspectors, an average of 264 inspections were conducted this month per inspector.

Based on the 2,314 requested inspections for the month, 99% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 515 inspection requests and conducted 769 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 150 inspections were conducted this month per inspector.

Based on the 515 requested inspections for the month, 97% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 831 inspection requests and conducted 1,181 plumbing related inspections. An additional 2 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 197 inspections were conducted this month per inspector.

Based on the 831 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 SEPTEMBER

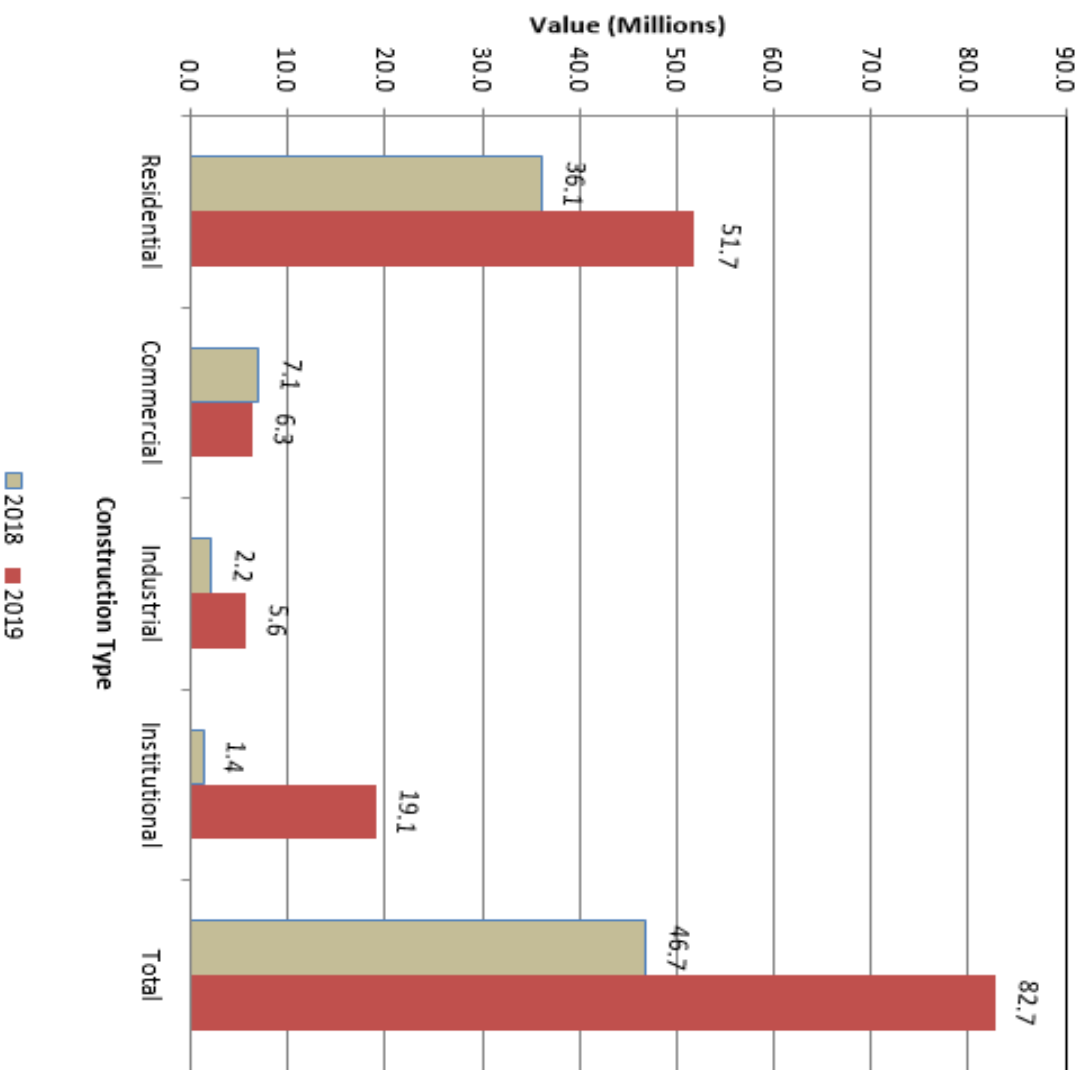
CLASSIFICATION	September 2019				to the end of September 2019				September 2018				to the end of September 2018			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	62	24,838,835	62	508	215,644,431	508	44	19,413,669	44	533	224,219,845	533				
SEMI DETACHED DWELLINGS	3	884,400	6	3	884,400	6	0	0	0	0	0	0				
TOWNHOUSES	20	20,297,380	98	125	112,411,610	516	12	11,865,000	58	176	134,344,869	548				
DUPLEX,TRIPLEX,QUAD,APT BLDG	1	639,000	4	18	192,486,852	875	0	0	0	7	164,602,920	713				
RES-ALTER & ADDITIONS	146	5,036,160	3	1,425	44,287,817	56	176	4,786,404	9	1,436	48,768,937	62				
COMMERCIAL - ERECT	3	2,264,330	0	14	20,662,080	0	3	2,231,200	0	27	55,447,103	0				
COMMERCIAL - ADDITION	3	927,000	0	15	9,554,000	0	0	0	0	12	9,650,718	0				
COMMERCIAL - OTHER	33	3,111,000	0	397	51,560,410	2	49	4,837,650	0	357	50,920,639	0				
INDUSTRIAL - ERECT	3	3,986,000	0	11	312,766,000	0	0	0	0	3	9,450,000	0				
INDUSTRIAL - ADDITION	3	1,064,100	0	8	6,313,100	0	1	32,000	0	6	7,310,000	0				
INDUSTRIAL - OTHER	5	578,800	0	61	7,047,320	0	3	2,173,000	0	45	19,415,804	0				
INSTITUTIONAL - ERECT	1	17,640,000	0	2	27,456,800	0	0	0	0	0	0	0				
INSTITUTIONAL - ADDITION	1	180,000	0	7	5,333,800	0	0	0	0	5	14,049,600	0				
INSTITUTIONAL - OTHER	7	1,245,000	0	151	23,988,960	0	12	1,382,282	0	201	37,526,692	0				
AGRICULTURAL	1	60,000	0	6	15,700,000	0	0	0	0	3	210,000	0				
SWIMMING POOL FENCES	22	454,600	0	193	4,139,267	0	21	400,452	0	196	4,157,972	0				
ADMINISTRATIVE	12	13,000	0	124	320,000	0	30	30,250	0	155	434,350	0				
DEMOLITION	10	0	4	71	0	39	9	0	8	71	0	34				
SIGNS/CANOPY - CITY PROPERTY	1	0	0	27	0	0	1	0	0	11	0	0				
SIGNS/CANOPY - PRIVATE PROPERTY	51	0	0	397	0	0	3	0	0	271	0	0				
TOTALS	388	83,219,605	173	3,563	1,050,556,847	1,963	364	47,151,907	111	3,515	780,509,449	1,856				

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

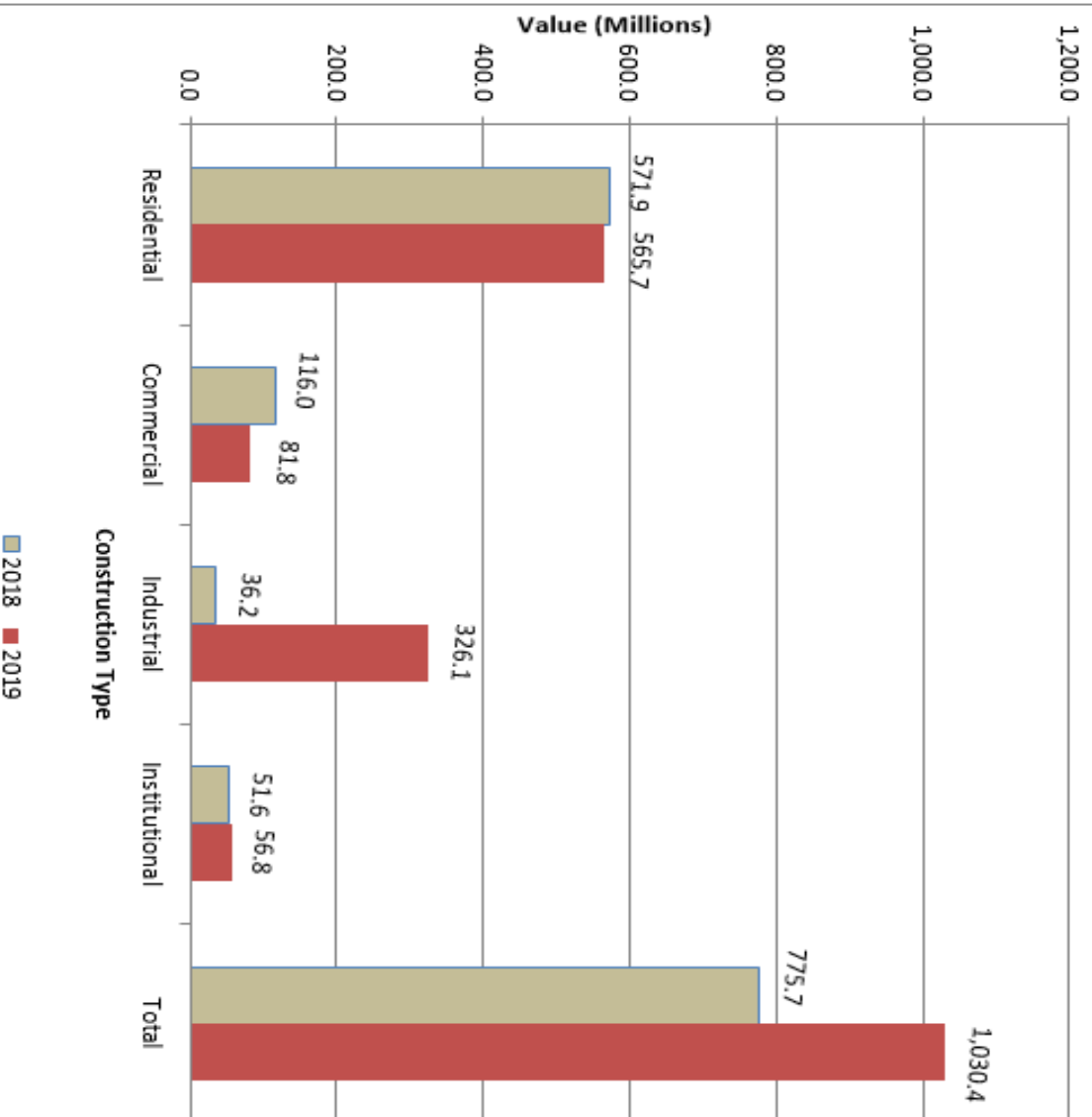
2) Mobile Signs are no longer reported.

3) Construction Values have been rounded up.

Construction Value of Building Permits September



Construction Value of Building Permits January to September



City of London - Building Division
Principal Permits Issued from September 1, 2019 to September 30, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SKYLINE RETAIL REAL ESTATE HOLDINGS INC	1030 Adelaide St N	Alter Retail Store COMMERCIAL - ALTER PORTION OF METRO STORE FOR FUTURE DOLLARAMA FRR/FPO, PARTIAL PERMIT ISSUED SEPT. 19. SPRINKLER SHOP DRAWINGS TO BE SUBMITTED.	0	150,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1080 Upperpoint Ave D	Erect-Townhouse - Condo ERRECT NEW TOWNHOUSE , 1 STOREY, 3 BEDROOMS, 2CAR GARAGE, UNFINISHED BASEMENT, w A/C, DECK INCLUDED ,DPN#37, 39,41,43,45	5	890,400
The Board of of Western Ontario The Board Of Governors The University Of Western Ontario	1151 Richmond St	Alter University ALTER 7TH FLOOR OF SOCIAL SCIENCES BUILDING, FRR/FPO	0	1,000,000
REMBRANDT HOMES REMBRANDT HOMES	1175 Blackwell Blvd A	Erect-Townhouse - Condo ERRECT - 5 UNIT TOWNHOUSE BUILDING A - UNITS 27, 28, 29, 30, 31 - 2 AND 1 STOREY, 3 BEDROOM, SINGLE CAR GARAGE, PARTIALLY FINISHED AND UNFINISHED BASEMENT, WITH DECK, WITH A/C, SB12 ENERGY STAR (BOP)	5	984,000
REMBRANDT HOMES REMBRANDT HOMES	1175 Blackwell Blvd B	Erect-Townhouse - Condo ERRECT - 7 UNIT TOWNHOUSE BUILDING B - UNITS 20, 21, 22, 23, 24, 25, 26 - 2 AND 1 STOREY, 3 BEDROOM, SINGLE CAR GARAGE, PARTIALLY FINISHED AND UNFINISHED BASEMENT, WITH DECK, WITH A/C, SB12 ENERGY STAR (BOP)	7	1,341,000
TONY MARSMAN CONSTRUCTION LIMITED TONY MARSMAN CONSTRUCTION LIMITED	1175 Blackwell Blvd C	Erect-Townhouse - Condo ERRECT - 7 UNIT TOWNHOUSE BUILDING C - UNITS 13, 14, 15, 16, 17, 18, 19 - 2 STOREY, 3 BEDROOM, SINGLE CAR GARAGE, PARTIALLY FINISHED BASEMENT, WITH DECK, WITH A/C, SB12 ENERGY STAR (BOP)	7	1,408,500
TONY MARSMAN CONSTRUCTION LIMITED TONY MARSMAN CONSTRUCTION LIMITED	1175 Blackwell Blvd D	Erect-Townhouse - Condo ERRECT - 6 UNIT TOWNHOUSE BUILDING B - UNITS 7, 8, 9, 10, 11, 12 - 2 AND 1 STOREY, 3 BEDROOM, SINGLE CAR GARAGE, PARTIALLY FINISHED AND UNFINISHED BASEMENT, WITH DECK, WITH A/C, SB12 ENERGY STAR (BOP)	6	1,146,000
REMBRANDT HOMES REMBRANDT HOMES	1175 Blackwell Blvd E	Erect-Townhouse - Condo ERRECT - 6 UNIT TOWNHOUSE BUILDING E - UNITS 1, 2, 3, 4, 5, 6 - 2 AND 1 STOREY, 3 BEDROOM, SINGLE CAR GARAGE, PARTIALLY FINISHED AND UNFINISHED BASEMENT, WITH DECK, WITH A/C, SB12 ENERGY STAR (BOP)	6	1,146,000
LYZON CORPORATION Lyzon Enterprises Corporation Attn: Zongming Li	1270 Webster St	Alter Apartment Building APT - ALT. FOR BALCONY RAILING REPAIRS	0	111,375
ZONGMING LI LYZON ENTERPRISES CORP	1280 Webster St	Alter Apartment Building APT. - ALTER FOR BALCONY RAILING REPAIRS	0	111,375

City of London - Building Division

Principal Permits Issued from September 1, 2019 to September 30, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
1016747 ONTARIO LIMITED	1450 North Wenige Dr 25	Erect-Townhouse - Cluster SDD ERECT NEW SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, WITH A/C - SB12 -A1, DPN 25 SOIL REPORT REQUIRED	1	300,000
OLD OAK PROPERTIES INC.	150 Dufferin Ave	Alter Offices CM - ALTER - RENOVATE EXISTING OFFICE ON 6TH FLOOR	0	150,000
UKRAINIAN ORTHODOX CHURCH OF CANADA	151 King Edward Ave	Add Churches ALTER AND EXTEND ENTRY TO INSTALL ELEVATOR	0	180,000
UKRAINIAN ORTHODOX CHURCH OF CANADA	1570 Coronation Dr A	Erect-Townhouse - Rental ERECT 5 UNIT TOWNHOUSE, BLOCK A	5	870,000
LUX HOMES INC. LUX HOMES DESIGN & BUILD INC.	1570 Coronation Dr B	Erect-Townhouse - Rental ERECT 5 UNIT TOWNHOUSE, BLOCK B	5	870,000
HOMESTEAD LAND HOLDINGS LTD. HOMESTEAD LAND HOLDINGS LTD.	1580 Adelaide St N	Alter Apartment Building ALTER FOR WING WALL FACADE REPAIR TO RENTAL APARTMENTS FRR	0	398,850
CF REALTY HLDG INC, FAIRVIEW CORP CF REALTY HLDG INC, C/O CADILLAC FAIRVIEW CORP	1680 Richmond St	Alter Retail Store ALTER INTERIOR FOR SHOPPER'S DRUGMART, FRR/FPO. PARTIAL PERMIT ISSUED SEPT. 19, 2019. SPRINKLER SHOP DRAWINGS REQUIRED TO BE SUBMITTED.	0	500,000
THE RIDGE AT BYRON INC.	1710 Ironwood Rd 6	Erect-Townhouse - Cluster SDD ERECT, NEW CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOMS, UNFINISHED BASEMENT, WITH DECK, WITH A/C, SB12-A5, MUNICIPAL NO. 1710 IRONWOOD RD DPN 6. HRV & DWHR REQUIRED.	1	390,000
2496517 Ontario Inc	1712 Hyde Park Rd	Add Gymnasia COMM- ADD FOR GYMNASIUM SPACE, RETAIL SHELL SPACE, AND TWO APARTMENT UNITS Provide sealed Misc. Metals for the guards and stairs shop drawings to the Building Division for review prior to work in these areas	0	790,000
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	177 Edgevalley Rd J	Erect-Townhouse - Condo RT - ERECT 8 UNIT BLOCK - UNITS 7,9, 11, 13, 14, 16, 18, 20 - 3 STOREY, 2 CAR GARAGE, FINISHED BASEMENT	8	1,617,600
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	177 Edgevalley Rd L	Erect-Townhouse - Condo RT- ERECT 8 UNIT BLOCK - UNITS 21,23,25,27,28,32,36,40 - 3 STOREY, 2 CAR GARAGE, FINISHED BASEMENT	8	1,616,800
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	177 Edgevalley Rd M	Erect-Townhouse - Condo RT - ERECT 6 UNIT BLOCK - UNITS 15, 17, 19, 44, 48, 52 - 3 STOREY, 2 CAR GARAGE, FINISHED BASEMENT	6	1,394,400

City of London - Building Division

Principal Permits Issued from September 1, 2019 to September 30, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Crich Holdings and Buildings Limited (Steve Stapleton)	1810 Adelaide St N 4	Erect-Retail Plaza COMM - ERECT STRIP PLAZA SHELL BUILDING FRR/FPO - Separate permit required for installation of site services. Shop drawings required for metal studs and their connections to the building, and for roof access ladder.	0	1,080,000
2560533 Ontario Inc	1830 Adelaide St N	Erect-Retail Plaza COMM - ERECT STRIP PLAZA SHELL BUILDING. PARTIAL PERMIT ISSUED SEPT. 11, 2019. Shop drawings required for awnings, metal studs and their connections to the building, and for roof access ladder. FRR	0	895,130
2560533 Ontario Inc., Stoney Creek Commercial Inc.	1840 Adelaide St N 2	Alter Restaurant ALTER TO FINISH FOR MARY BROWN'S RESTAURANT, OCCUPANT LOAD 40 PERSONS FRR/FPO	0	180,000
2560533 Ontario Inc	1840 Adelaide St N 2	Erect-Retail Plaza COMM - ERECT STRIP PLAZA SHELL BUILDING, PARTIAL PERMIT ISSUED SEPT. 3, 2019. STEEL STUD, ACCESS LADDER & ROOF GUARD SHOP DWGS. REQUIRED INCL. CONNECTION TO STRUCTURE. GEOTECH. CONFIRMATION REQUIRED NOTE: Separate permit required for installation of site services.	0	289,200
Oxford West Gateway Inc. c/o York Developments	1906 Oxford St W 11	Alter Carwash INTERIOR FIT-UP FOR CARWASH	0	300,000
2430402 Ontario Limited	2 Bathurst St	Alter Offices New Office Space Alterations. SHELL PERMIT ONLY - SUBMIT MISCELLANEOUS METALS SHOP DRAWINGS FOR REVIEW.	0	300,000
FOREST PARK (SHERWOOD GLEN) FOREST PARK (SHERWOOD GLEN)	203 Wychwood Pk			165,000
DANCOR HURON ROBIN'S HILL INC. DANCOR HURON ROBIN'S HILL INC.	2240 Huron St			425,000
DANCOR HURON ROBIN'S HILL INC. DANCOR HURON ROBIN'S HILL INC.	2240 Huron St	Erect-Warehousing ID - ERECT BUILDING J BASE BUILDING	0	1,953,000
DANCOR HURON ROBIN'S HILL INC. DANCOR HURON ROBIN'S HILL INC.	2240 Huron St	Erect-Warehousing ID - ERECT BUILDING I BASE BUILDING	0	1,953,000
Sunningdale Developments Inc	231 Callaway Rd			150,000
LONDON & MIDDLESEX COMMUNITY HOUSING INC. LONDON & MIDDLESEX COMMUNITY HOUSING INC.	241 Simcoe St	Alter Apartment Building ALTER TO REPLACE ROOFTOP MAKEUP AIR UNIT, WITH FPO	0	136,500
SIFTON LIMITED SIFTON PROPERTIES LIMITED	2435 Moe Norman Way	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 1 STOREY, 2 BEDROOMS, 2CAR GARAGE, UNFINISHED BASEMENT, W A/C, W/ DECK - ENERGY STAR, 33M-429, PART 14	1	356,000

City of London - Building Division
Principal Permits Issued from September 1, 2019 to September 30, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
AUBURN INC. AUBURN DEVELOPMENTS INC.	2491 Tokala Trail E	Erect-Townhouse - Condo ERECT NEW 6 UNIT TOWNHOUSE, BLOCK 3: 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, FINISHED LOOKOUT BASEMENT, REAR DECK, WITH A/C, SB-12 PERFORMANCE PACKAGE, UNITS 18 - 23, DPNs 22, 24, 26, 28, 30, 32	6	450,000
FOXHOLLOW DEVELOPMENTS INC.	2491 Tokala Trail F	Erect-Townhouse - Condo TH- ERECT FIVE-UNIT TOWNHOUSE BLOCK F, DPN 34, 36, 38, 40, 42	5	856,680
GREENGATE LTD. GREENGATE VILLAGE LTD.	3313 Strawberry Walk	Erect-Townhouse - Condo RT - ERECT 7 UNIT TOWNHOUSE BLOCK 51	7	1,300,000
2589439 ONTARIO INC. 2589439 ONTARIO INC.	3400 Morgan Ave	Erect-Care Facility IS - ERECT LONG TERM CARE HOME, ISSUED TO SHELL SEPT. 2, 2019. TRUSS SHOP DRAWINGS, GUARD SHOP DRAWINGS, SPRINKLER SHOP DRAWINGS REQUIRED. SEPARATE PERMITS FOR RETAINING WALLS REQUIRED. FRR/FP0	0	17,640,000
Willow Bridge Construction	3560 Singleton Ave 33	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD,2 STOREY, 4 BEDROOMS, 2CAR GARAGE, UNFINISHED BASEMENT, W A/C, NO DECK - SB12-A1, 33R-17943, DPN 33	1	350,000
Willow Bridge Construction Inc	3560 Singleton Ave 38	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD,2 STOREY, 4 BEDROOMS, 2CAR GARAGE, UNFINISHED BASEMENT, W A/C, NO DECK - SB12-A1, 33R-17943, DPN 38	1	315,000
G Belisle Holdings (London) Limited	4231 Blakie Rd	Add Warehousing ADD TO WAREHOUSE	0	950,000
Trujay Holdings Limited	429 Wharmcliffe Rd S	Alter Automobile Repair garage ALTER INTERIOR FOR AUTO GLASS REPAIR SHOP	0	150,000
2436069 Ontario Ltd.	504 English St	Erect-Four-Plex ERECT FOURPLEX. ***NOTE*** FIRESTOPPING SYSTEM FOR PLUMBING PENETRATIONS TO BE SUBMITTED PRIOR TO INSTALLATION.	4	639,000
Amica London Inc C/O Amica Mature Lifestyles	517 Fanshawe Park Rd W	Alter Apartment Building APT - ALT TO INSTALL DOOR CLOSERS TIED IN TO FIRE ALARM SYSTEM FRR/FP0	0	300,000
LONDON & MIDDLESEX COMMUNITY HOUSING INC. LONDON & MIDDLESEX COMMUNITY HOUSING INC.	580 Dundas St	Alter Apartment Building ALTER TO INSTALL STUCCO ON FACADE AND INSTALL SOLAR WALL SHELL ONLY --SEALED HEAT- RECOVERY CLADDING SHOP DRAWINGS REQUIRED PRIOR TO WORK IN THESE AREAS	0	200,000
MARYVIN INVESTMENTS LIMITED C/O M & V LUCISANO Maryvin Investments Limited C/O M & V Lucisano	647 Wellington Rd	Alter Restaurant ALTERATION TO EXISTING RESTAURANT	0	130,000

City of London - Building Division
Principal Permits Issued from September 1, 2019 to September 30, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
MANAGEMENT SECRETARIAT MANAGEMENT BOARD SECRETARIAT	661 Exeter Rd	Alter Offices CM - ALTERATION TO EXISTING ROOF - A PORTION OF THE EXISTING ROOF WILL BE REMOVED TO ACCESS THE AC UNIT	0	170,000
MANAGEMENT SECRETARIAT MANAGEMENT BOARD SECRETARIAT	711 Exeter Rd	Alter Prisons IS - INT ALTERATION OF STAFF ROOM	0	200,000
BELL CANADA	725 Colborne St	Alter Telephone Exchange Building COMM - ALTER TO UPGRADE FIRE ALARM SYSTEM	0	146,000
Applewood Acres Inc.	819 Kleinburg Dr C	Erect-Townhouse - Condo Erect Block C,DPN's 16,18,20,22,24,26,28 w/ one car garage, part. finished basement. SB-12 A-1. Soils report required.	7	2,695,000
WESTERN FAIR ASSOCIATION	900 King St	Alter Amusement Games Establishment INTERIOR RENOVATION OF CASINO AND RACEWAY BUILDING. FRR FPO	0	135,000
Total Permits 52			Units 102	Value 52,175,810

* 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
2430402 Ontario Limited
STONE CREEK COMMERCIAL (2560533 OL)
2560533 Ontario Inc
2496517 Ontario Inc
2560533 Ontario Inc., Stoney Creek Commercial Inc.

Commercial Permits regardless of construction value