



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:** December 17, 2019

**RE: Monthly Report for November 2019**

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

### **Permit Issuance**

By the end of November, 4,283 permits had been issued with a construction value of \$1.28 billion, representing 2,225 new dwelling units. Compared to last year, this represents a 2.1% decrease in the number of permits, a 39% increase in the construction value and a 1.9% decrease in the number of dwelling units.

To the end of November, the number of single and semi-detached dwellings issued were 648, which was a 1% increase over last year.

At the end of November, there were 656 applications in process, representing approximately \$508 million in construction value and an additional 922 dwelling units, compared with 633 applications having a construction value of \$540 million and an additional 1,364 dwelling units for the same period last year.

The rate of incoming applications for the month of November averaged out to 12.9 applications a day for a total of 271 in 21 working days. There were 59 permit applications to build 59 new single detached dwellings, 13 townhouse applications to build 59 units, of which 3 were cluster single dwelling units.

There were 352 permits issued in November totalling \$85.9 million including 114 new dwelling units.

### **Inspections**

#### **BUILDING**

*Building Inspectors* received 2,439 inspection requests and conducted 3,564 building related inspections. An additional 9 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 12 inspectors, an average of 301 inspections were conducted this month per inspector.

Based on the 2,439 requested inspections for the month, 98% were achieved within the provincially mandated 48 hour time allowance.

#### **CODE COMPLIANCE**

*Building Inspectors* received 589 inspection requests and conducted 880 building related inspections. An additional 147 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 178 inspections were conducted this month per inspector.

Based on the 589 requested inspections for the month, 97% were achieved within the provincially mandated 48 hour time allowance.

## **PLUMBING**

*Plumbing Inspectors* received 932 inspection requests and conducted 1,185 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 237 inspections were conducted this month per inspector.

Based on the 932 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 November 2019

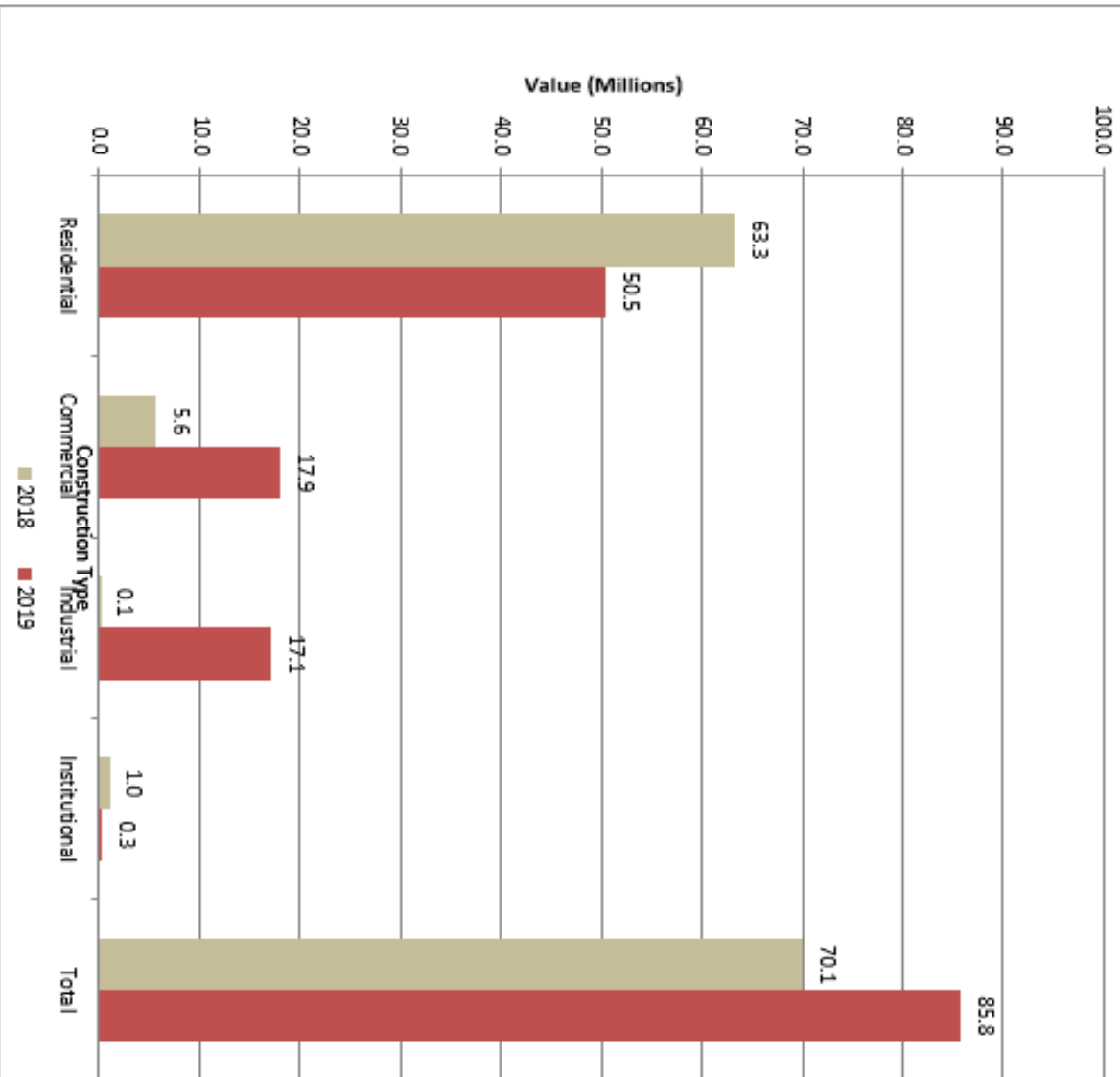
CLASSIFICATION	November 2019			to the end of November 2019			November 2018			to the end of November 2018		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE FAMILY DWELLINGS	78	37,522,330	78	642	276,099,986	642	44	20,763,680	44	641	271,347,705	641
SEMI DETACHED DWELLINGS	0	0	0	3	884,400	6	0	0	0	0	0	0
TOWNHOUSES	11	8,289,400	32	157	142,482,530	638	11	7,410,654	35	198	151,482,923	622
DUPLEX, TRIPLEX, QUAD,APT BLDG	0	0	0	18	192,486,852	875	1	32,000,000	182	10	203,356,520	922
RES-ALTER & ADDITIONS	137	4,709,125	4	1,722	53,913,822	62	137	3,168,040	10	1,736	58,189,299	84
COMMERCIAL - ERECT	4	10,624,300	0	19	31,606,380	0	2	1,817,100	1	33	60,801,403	1
COMMERCIAL ADDITION	1	290,000	0	16	9,844,000	0	0	0	0	13	10,780,718	0
COMMERCIAL - OTHER	42	7,035,400	0	481	68,205,603	2	21	3,773,700	0	426	65,247,039	0
INDUSTRIAL - ERECT	2	1,624,000	0	14	320,390,000	0	0	0	0	3	9,450,000	0
INDUSTRIAL - ADDITION	3	2,742,000	0	13	44,445,100	0	0	0	0	7	7,330,000	0
INDUSTRIAL - OTHER	11	12,709,700	0	75	19,800,020	0	8	85,750	0	63	22,002,054	0
INSTITUTIONAL - ERECT	0	0	0	2	27,456,800	0	0	0	0	0	0	0
INSTITUTIONAL - ADDITION	0	0	0	9	39,233,800	0	0	0	0	5	14,049,600	0
INSTITUTIONAL - OTHER	6	290,000	0	173	30,180,960	0	16	1,041,000	0	224	39,174,942	0
AGRICULTURAL	0	0	0	6	15,700,000	0	0	0	0	3	210,000	0
SWIMMING POOL FENCES	3	83,000	0	208	4,485,267	0	4	53,000	0	220	4,972,972	0
ADMINISTRATIVE	3	18,000	0	140	367,000	0	7	3,000	0	180	456,850	0
DEMOLITION	12	0	4	90	0	52	9	0	7	82	0	42
SIGNS/CANOPY - CITY PROPERTY	2	0	0	30	0	0	0	0	0	14	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	37	0	0	465	0	0	111	0	0	518	0	0
<b>TOTALS</b>	<b>352</b>	<b>85,937,255</b>	<b>114</b>	<b>4,283</b>	<b>1,277,582,520</b>	<b>2,225</b>	<b>371</b>	<b>70,115,924</b>	<b>272</b>	<b>4,376</b>	<b>918,852,024</b>	<b>2,270</b>

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

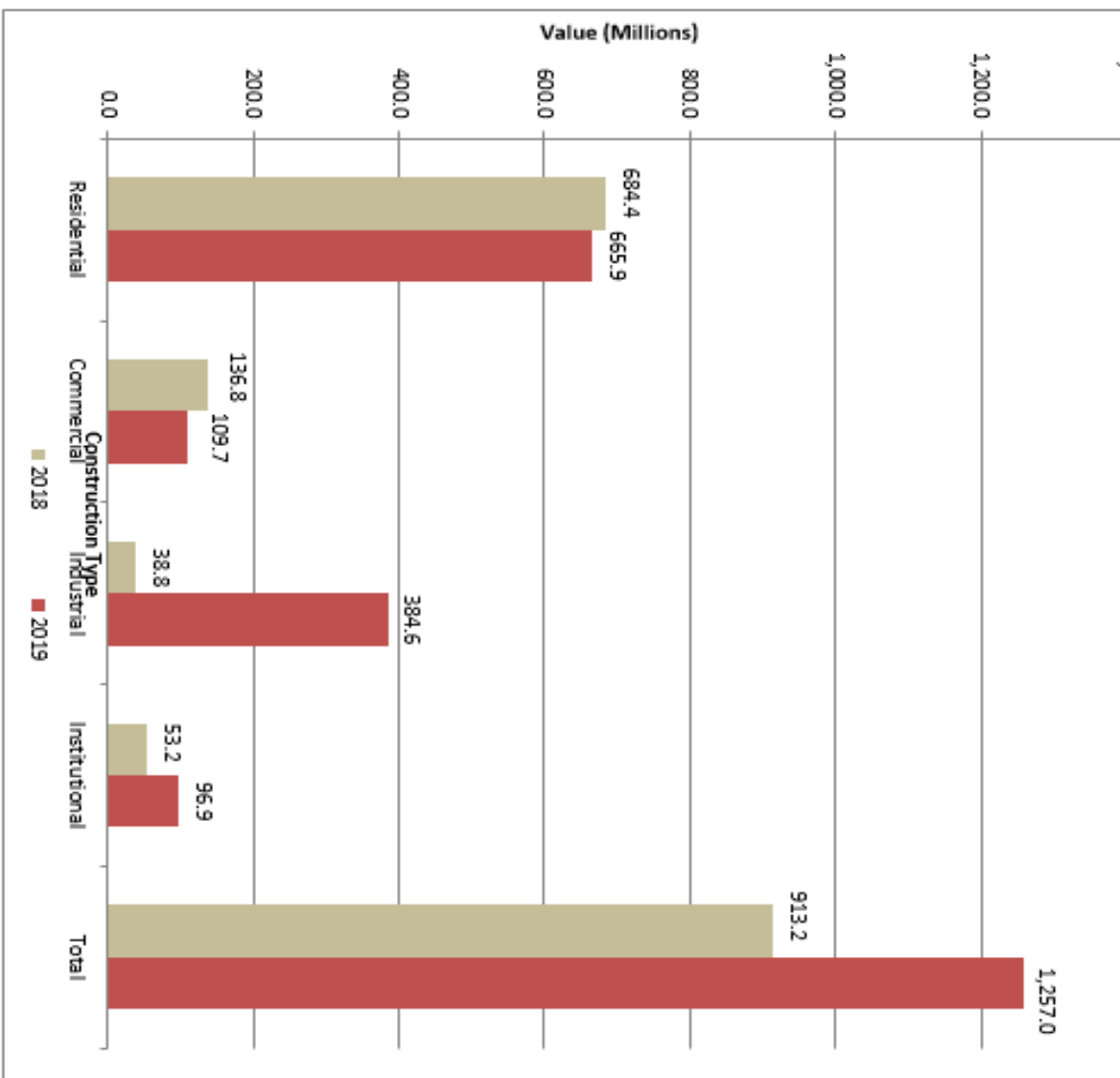
2) Mobile Signs are no longer reported.

3) Construction Values have been rounded up.

### Construction Value of Building Permits November



### Construction Value of Building Permits January to November



## City of London - Building Division

### Principal Permits Issued from November 1, 2019 to November 30, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
1803299 ONTARIO INC. 1803299 ONTARIO INC.	1040 Wilton Grove Rd	Alter Warehousing INSTALL DUST COLLECTOR ON EXTERIOR OF BUILDING	0	180,000
2472602 ONTARIO INC	1095 Wilton Grove Rd	Alter Plant for Manufacturing ID- INTERIOR ALTER FOR PRODUCTION FACILITY SHELL ONLY – ENGINEERING STAIRS, LANDINGS, GUARDS AND WALL PANELS WITH THE ATTACHMENT DETAILS DRAWINGS REQUIRED PRIOR TO WORK IN THESE AREAS	0	12,000,000
1803299 ONTARIO INC. 1803299 ONTARIO INC.	1108 Dundas St	Alter Offices CM - ALTER TO CREATE 8 NEW OFFICE SUITES IN EXISTING 3 STOREY OFFICE BUILDING. W/ STRUCT, MECH, FPO FRR/FPO	0	800,000
Hyde Park Investments Inc	1140 Southdale Rd W	Alter Financial Institution ALTER INTERIOR UNIT 1 FOR BANK	0	150,000
The Board of of Western Ontario The Board of Governors The University of Western Ontario	1151 Richmond St	Alter University IS - 3M CENTRE - RENOVATIONS TO SUITES 2225, 2230 & 2235	0	186,000
2670040 ONTARIO INC. (PORSCHE OF LONDON)	1265 Wharmcliffe Rd S	Erect-Automobile Sales & Service ERECT PORSCHE DEALERSHIP Foundation permit only	0	5,500,000
2670040 ONTARIO INC. (PORSCHE OF LONDON)	1265 Wharmcliffe Rd S	Erect-Automobile Sales & Service ERECT PORSCHE DEALERSHIP Foundation permit only	0	5,500,000
CALLOWAY REIT (LONDON N) INC., CANADIAN PROPERTY HOLDINGS	1280 Fanshawe Park Rd W	Alter Retail Store CM - ALTER INTERIOR TO INSTALL THEFT DETERRENT GATES IN ENTRANCE/EXIT.	0	125,000
1803299 ONTARIO INC. 1803299 ONTARIO INC.	1285 Hubrey Rd			113,500
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1577 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOM, UNFINISHED BASEMENT, DECK INCLUDED, A/C INCLUDED, HOT R-2000 (A5), PLAN 33M-721 (33R-20077 PART 3)	1	402,000
LONDON & MIDDLESEX COMMUNITY HOUSING INC. LONDON & MIDDLESEX COMMUNITY HOUSING INC.	170 Kent St	Alter Apartment Building ALTER FOR EIFS WORK AND SOLAR WALL INSTALLATION	0	250,000
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	177 Edgevalley Rd H	Erect-Townhouse - Condo ERECT 6 UNIT CONDO BLOCK H. UNIT #2,4,6,205,207, 209	6	1,394,400
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	177 Edgevalley Rd I	Erect-Townhouse - Condo ERECT 6 UNIT CONDO BLOCK I. UNITS #8, 10, 12, 199, 201, 203	6	1,394,400
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	177 Edgevalley Rd K	Erect-Townhouse - Condo ERECT 6 UNIT CONDO BLOCK K. #1, 3, 5,22,24,26	6	1,394,400

## City of London - Building Division

### Principal Permits Issued from November 1, 2019 to November 30, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
2584857 Ontario Inc.	1820 Canvas Way 26	Erect-Townhouse - Cluster SDD ERCT NEW TOWNHOUSE CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED. SB-12 A1.	1	330,000
2584857 Ontario Inc.	1820 Canvas Way 30	Erect-Townhouse - Cluster SDD ERCT NEW TOWNHOUSE CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED. SB-12 A1.	1	330,000
Patrick Hazzard 2584857 Ontario Inc	1820 Canvas Way 76	Erect-Townhouse - Cluster SDD ERCT NEW RT-SDD 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB-12 A-1, PLAN No. 33M-643 BLK 104, UNIT 12,	1	302,000
Patrick Hazzard 2584857 Ontario Inc	1820 Canvas Way 82	Erect-Street Townhouse - Condo ERCT NEW RT-SDD 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB-12 A-1, PLAN No. 33M-643 BLK 104 DPN 82	1	301,380
862590 Ontario Limited	1835 Oxford St E	Erect-Retail store and warehouse CM - ERCT 1 STOREY RETAIL AND WAREHOUSE BUILDING	0	1,149,300
2467913 ONTARIO INC. 2467913 ONTARIO INC.	2021 Oxford St E	Add Warehouse ADDING TO EXISTING BUILDING	0	1,700,000
LONDON CITY	2A Grosvenor St	Erect-Non-Residential Accessory Building COMM - ERCT FIELD HOUSE IN GIBBONS PARK FOUNDATION PERMIT FOR CAST-IN-PLACE FOOTINGS ONLY	0	475,000
SOUTHSIDE CONSTRUCTION LTD. SOUTHSIDE CONSTRUCTION LTD.	3030 Colonel Talbot Rd	Alter Financial Institution INTERIOR ALTER OF TD BANK	0	200,000
2290874 Ontario Inc	3260 Singleton Ave			828,000
TKFV HOLDINGS INC. TKFV HOLDINGS INC.	353 Clarence St	Alter Clubs, Non Residential CM - ALTER - CHANGE OF USE TO GYM, WITH MECH "CROSSFIT FITNESS CLUB"	0	125,500
2628448 Ontario Inc	3536 Singleton Ave	Erect-Townhouse - Cluster SDD ERCT NEW BUILD, 2 STOREY, 2 CAR GARAGE, 4 BEDROOMS, UNFINISHED BASEMENT, A/C INCLUDED, NO DECK, SB12-A1. SOILS REPORT REQUIRED.	1	401,700
2628448 Ontario Inc	3544 Singleton Ave	Erect-Townhouse - Cluster SDD ERCT NEW TOWNHOUSE CLUSTER SDD, 2 STORES, 2 CAR GARAGE, 4 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED. SB12-A1, COND842. HRV & DWHR REQUIRED.	1	388,520
A L M Buildings Limited	359 Tartan Dr	Add Plant for Manufacturing ONE STOREY ADDITION FOOTING, FOUNDATIONS AND SITE SERVICING ONLY	0	1,032,000



## City of London - Building Division

### Principal Permits Issued from November 1, 2019 to November 30, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SKYLINE RETAIL REAL ESTATE HOLDINGS INC. SKYLINE RETAIL REAL ESTATE HOLDINGS INC.	387 Wellington Rd	Alter Restaurant INTERIOR FIT-UP FOR PICKLE BARREL BATHROOMS NO STRUCTURAL WORK. SEPARATE BUILDING PERMIT FOR PATIO REQUIRE.	0	2,300,000
Alma Hurst Holdings Limited C/O Gerald Asa	4380 Wellington Rd S	Alter Retail Store CM - ALTERATION OF FRONT AND SIDE ELEVATION AND INSTALLATION OF INSIDE VESTIBULE GENERAL WORK FOR THE FUTURE TENANT	0	633,000
SOUTHWEST ONTARIO ABORIGINAL HEALTH ACCESS CENTRE	449 Hill St	Erect-Daycare Centres CM - ERECT DAYCARE CENTRE AND INDIGENOUS FAMILY CENTRE. Foundation permit with site services.	0	3,500,000
PACTIV CANADA INC Pactiv Canada Inc	492 Sovereign Crt	Alter Plant for Manufacturing RENOVATION TO MAIN FLOOR LUNCH ROOM AND CHANGE ROOMS	0	185,000
1403341 Ontario Inc	499 McGregor Ave	Alter Automobile Repair Garage COMM - ALTER INTERIOR FOR VEHICLE DETAILING SHOP INCLUDING HVAC, PLUMBING, WASHROOMS, FLOOR DRAINS.	0	150,000
LONDON & MIDDLESEX COMMUNITY HOUSING INC. LONDON & MIDDLESEX COMMUNITY HOUSING INC.	580 Dundas St	Alter Apartment Building ALTER TO REPLACE ROOFTOP MAKEUP AIR UNIT	0	181,200
2440339 ONTARIO LIMITED 2440339 ONTARIO LIMITED	581 Richmond St	Add Restaurant CM - ADD - FOR ONE LEVEL REAR RESTAURANT ADDITION Shell Permit Only -Provide sealed Misc. Metals for the stairs and guards at the building east and west side, roof patio decking shop drawings to the Building Division for review prior to work in these areas. Provide commercial hood fire suppression shop drawing with GRCC.	0	290,000
552062 ONTARIO LIMITED PROBART MOTORS LIMITED 552062 ONTARIO LIMITED, PROBART MOTORS LIMITED	675 Wharmcliffe Rd S			700,000
Rogers Cable Communications C/O Real Estate Dept Rogers Cable Communications C/O Real Estate Dept	800 York St	Alter Offices INTERIOR ALTER OF OFFICE BUILDING. FRR FPO	0	250,000
YANNI YASSER APPLEWOOD DEVELOPMENTS (LONDON) INC	819 Kleinburg Dr F	Erect-Townhouse - Condo TH - ERECT 7 UNIT TOWNHOUSE BLOCK F	7	1,650,600



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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
ST JOSEPH'S LONDON ST JOSEPH'S HEALTH CARE LONDON	825 Commissioners Rd E	Erect-Power Plants ID- ERECT EMERGENCY POWER SWITCHGEAR BUILDING Foundation Permit Only –Provide sealed shop drawings for pre-engineered building, guards, stairs, access ladder, landings to the Building Division for review prior to work in these areas	0	1,579,000

Total Permits 38      Units 32      Value 43,071,900

*\* 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
London City
BUTRYN HOLDINGS INC. BUTRYN HOLDINGS INC.
LONDON CITY
2670040 ONTARIO INC. (PORSCHHE OF LONDON)

*Commercial Permits regardless of construction value*