



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:** January 16, 2020

**RE: Monthly Report for December 2019**

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

### **Permit Issuance**

By the end of December, 4,531 permits had been issued with a construction value of \$1.37 billion, representing 2,693 new dwelling units. Compared to last year, this represents a 0.85% decrease in the number of permits, a 36.3% increase in the construction value and a 1.6% increase in the number of dwelling units.

To the end of December, the number of single and semi-detached dwellings issued were 688, which was a 4.8% increase over last year.

At the end of December, there were 734 applications in process, representing approximately \$610 million in construction value and an additional 1,329 dwelling units, compared with 712 applications having a construction value of \$622 million and an additional 1,395 dwelling units for the same period last year.

The rate of incoming applications for the month of December averaged out to 12.5 applications a day for a total of 207 in 16.5 working days. There were 42 permit applications to build 42 new single detached dwellings, 8 townhouse applications to build 8 units, of which 8 were cluster single dwelling units.

There were 248 permits issued in December totalling \$96.8 million including 471 new dwelling units.

### **Inspections**

#### **BUILDING**

*Building Inspectors* received 2,003 inspection requests and conducted 2,496 building related inspections. An additional 14 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 12 inspectors, an average of 218 inspections were conducted this month per inspector.

Based on the 2,003 requested inspections for the month, 97% were achieved within the provincially mandated 48 hour time allowance.

#### **CODE COMPLIANCE**

*Building Inspectors* received 506 inspection requests and conducted 695 building related inspections. An additional 86 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 136 inspections were conducted this month per inspector.

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

## **PLUMBING**

*Plumbing Inspectors* received 712 inspection requests and conducted 896 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 179 inspections were conducted this month per inspector.

Based on the 712 requested inspections for the month, 100% 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 December 2019

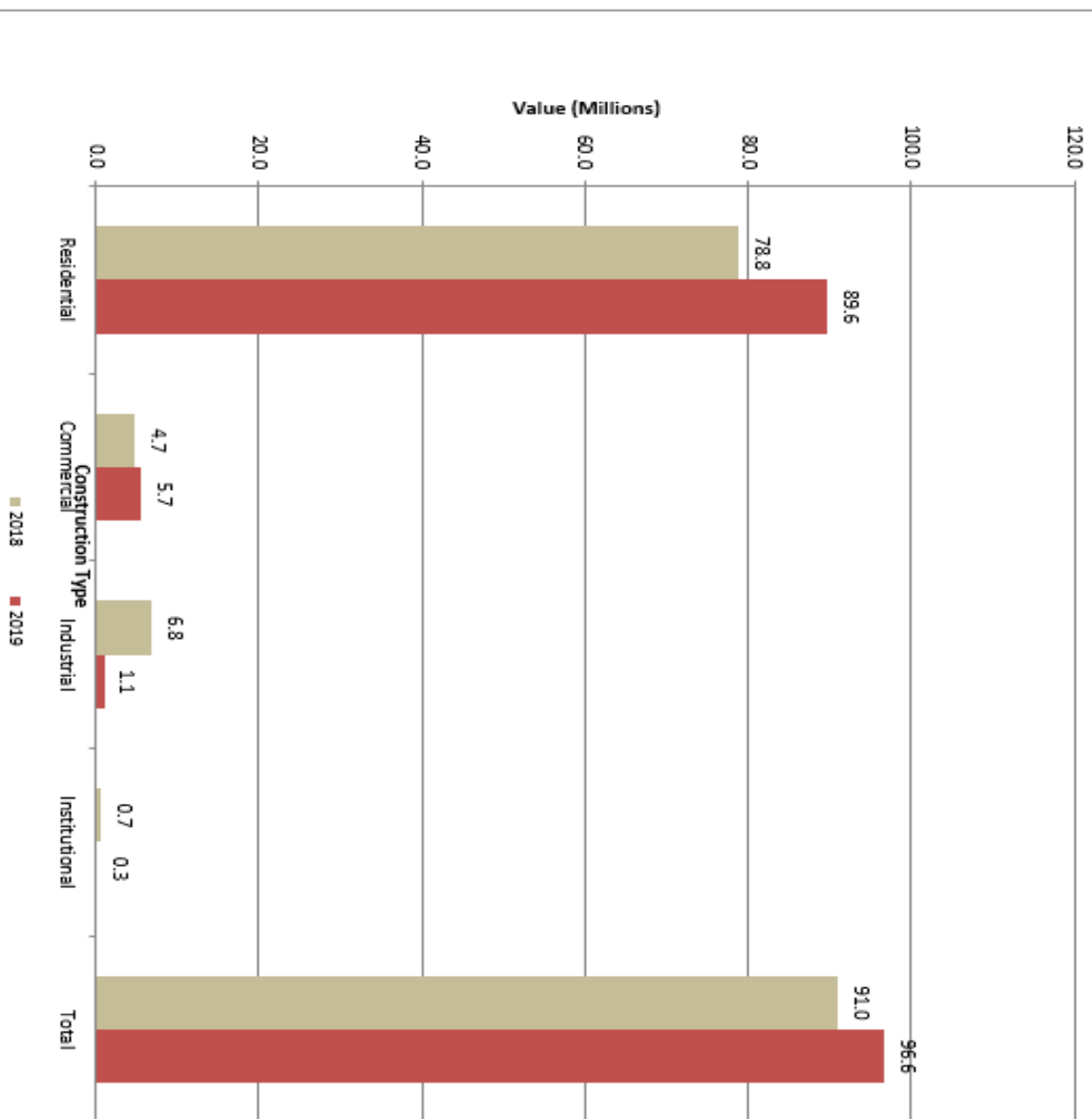
CLASSIFICATION	December 2019				to the end of December 2019				December 2018				to the end of December 2018			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE FAMILY DWELLINGS	43	19,821,640	43	688	296,806,026	688	15	5,896,140	15	656	277,243,845	656	0	0	0	
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOWNHOUSES	16	15,296,024	71	173	157,778,554	709	9	9,161,400	43	207	160,644,323	665	0	0	0	
DUPLEX, TRIPLEX, QUAD, APT BLDG	2	50,222,480	334	20	242,709,332	1,209	3	60,033,000	227	13	263,389,520	1,149	0	0	0	
RESALTER & ADDITIONS	76	4,286,344	20	1,798	58,200,166	82	90	3,702,750	94	1,826	61,893,349	178	0	0	0	
COMMERCIAL - ERECT	1	1,930,000	0	20	33,536,380	0	0	0	0	33	60,801,403	1	0	0	0	
COMMERCIAL ADDITION	1	300,000	3	17	10,144,000	3	1	290,000	0	14	11,070,718	0	0	0	0	
COMMERCIAL - OTHER	28	3,455,600	0	509	71,661,203	2	29	4,448,200	0	455	69,695,239	0	0	0	0	
INDUSTRIAL - ERECT	1	90,000	0	15	320,480,000	0	1	5,000,000	0	4	14,450,000	0	0	0	0	
INDUSTRIAL - ADDITION	0	0	0	13	44,445,100	0	1	948,000	0	8	8,278,000	0	0	0	0	
INDUSTRIAL - OTHER	9	982,300	0	84	20,782,320	0	6	860,400	0	69	20,862,454	0	0	0	0	
INSTITUTIONAL - ERECT	0	0	0	2	27,456,800	0	0	0	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	0	0	0	
INSTITUTIONAL - OTHER	7	255,100	0	180	30,436,060	0	7	700,750	0	231	39,875,692	0	0	0	0	
AGRICULTURAL	0	0	0	6	15,700,000	0	0	0	0	3	210,000	0	0	0	0	
SWIMMING POOL FENCES	2	50,000	0	210	4,535,267	0	2	90,000	0	222	5,062,972	0	0	0	0	
ADMINISTRATIVE	4	80,000	0	144	447,000	0	7	81,650	0	187	538,500	0	0	0	0	
DEMOLITION	5	0	3	95	0	53	1	0	1	83	0	43	0	0	0	
SIGNS/CANOPY - CITY PROPERTY	0	0	0	30	0	0	4	0	0	24	0	0	0	0	0	
SIGNS/CANOPY - PRIVATE PROPERTY	53	0	0	518	0	0	25	0	0	530	0	0	0	0	0	
<b>TOTALS</b>	<b>248</b>	<b>96,769,488</b>	<b>471</b>	<b>4,531</b>	<b>1,374,352,008</b>	<b>2,693</b>	<b>201</b>	<b>91,212,290</b>	<b>379</b>	<b>4,570</b>	<b>1,008,065,615</b>	<b>2,649</b>				

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

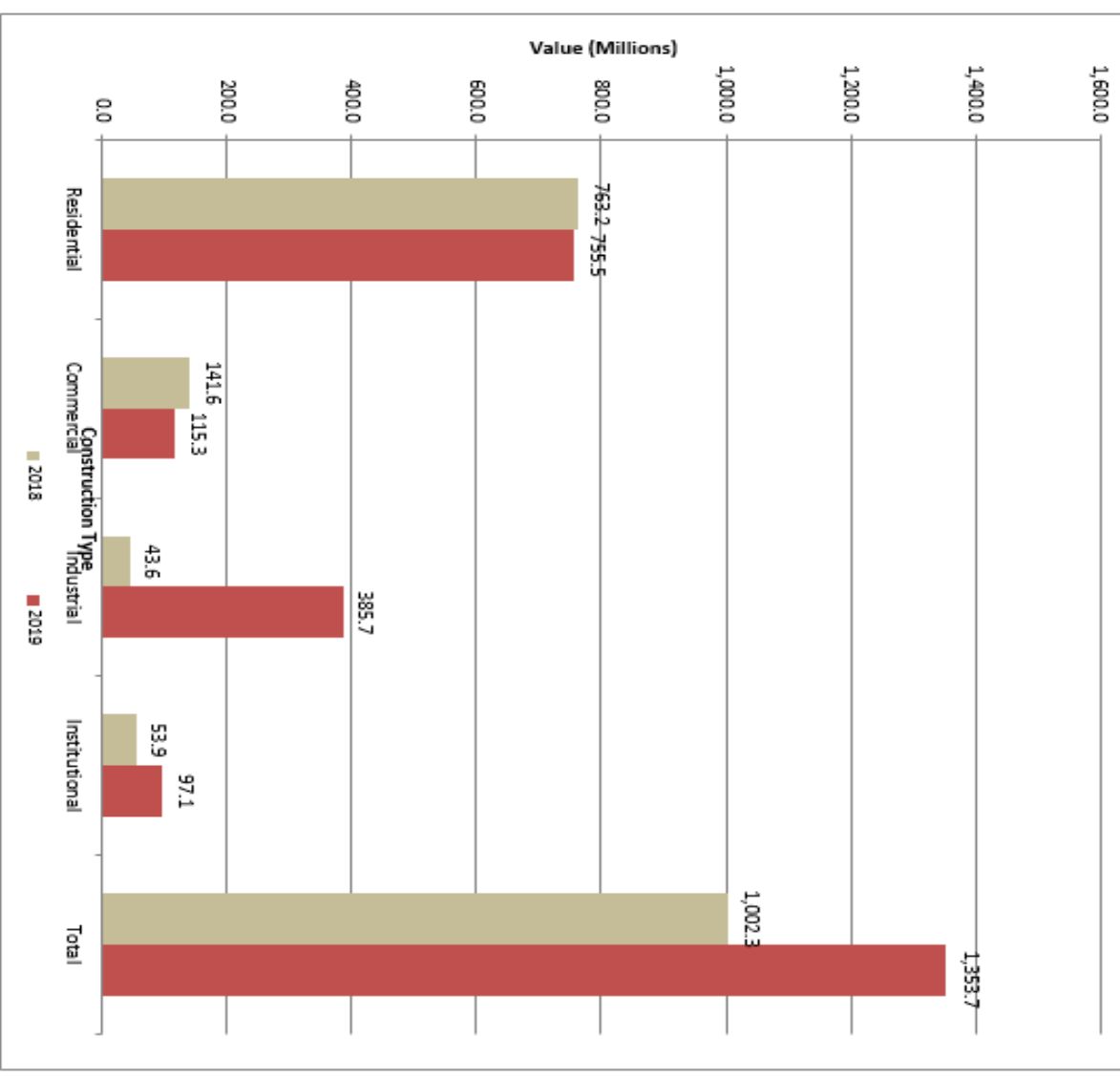
2) Mobile Signs are no longer reported.

3) Construction Value has been rounded up.

### Construction Value of Building Permits December



### Construction Value of Building Permits January to December



## City of London - Building Division

### Principal Permits Issued from December 1, 2019 to December 31, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
1803299 ONTARIO INC. 1803299 ONTARIO INC.	100 Kellogg Lane	Alter Retail Store ALTER INTERIOR FOR GROUND FLOOR RETAIL AREA SHELL ONLY - ENGINEERING METAL STUD RAMP AND LANDING FRAMING, ROLL UP METAL GRILL DOORS SHOP DRAWINGS REQUIRED PRIOR TO WORK IN THESE AREAS. SPRINKLER PLAN AND GRCC FOR FIRE PROTECTION REQUIRED.	0	1,000,000
REMBRANDT HOMES REMBRANDT HOMES	1101 Meadowlark Ridge	Erect-Townhouse - Cluster SDD ERECT NEW BUILD, 1 STOREY, 2 CAR GARAGE, 3 BEDROOMS, PARTIALLY FINISHED BASEMENT, COVERED DECK INCLUDED, A/C INCLUDED, ENERGY STAR, 33M-603 PART 20	1	334,500
REMBRANDT HOMES REMBRANDT HOMES	1111 Meadowlark Ridge	Erect-Townhouse - Cluster SDD ERECT NEW BUILD, 2 STOREY, 2 CAR GARAGE, 4 BEDROOMS, UNFINISHED BASEMENT, COVERED DECK INCLUDED, A/C INCLUDED, ENERGY STAR, 33M-603 PART 20	1	494,000
Canadian Tire Corporation Limited	1125 Wellington Rd	Alter Retail Store CM - ALTERATION TO EXISTING CANADIAN TIRE	0	400,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1305 Riverbend Rd	Alter Offices ALTER INTERIOR FOR MAIN FLOOR CORRIDOR AND DEMISING WALL BETWEEN UNITS 130 AND 120	0	150,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1571 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD Townhouse Building - Erect new townhouse - Townhouse - Cluster SDD - ERECT NEW SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOMS, PARTIALLY FINISHED BASEMENT, NO DECK, A/C INCLUDED, SB-12 HOT2000, LOT 2 PHASE 9 PLAN 33M-721 (33R-20077)	1	428,000
1635 Richmond (London) Corp	1635 Richmond St	Erect-Apartment Building ERECT 6 STOREY, 168 UNIT APARTMENT BUILDING, SOUTH TOWER. Nov. 2019: changed to 7-STOREY South Tower.	202	14,000,000
Al Faez Real Estate Corp. C/O Westdel Management Corp.	1695 Wonderland Rd N	Alter Medical Offices CM - ALTER - FOR MEDICAL OFFICE. CHANGE OF USE FROM MERCANTILE. W/ STRUCTURAL, MECHANICAL, FPO, UNIT A The sprinkler system shop drawings must be submitted for review; with GRCC form for Fire Protection.	0	400,000
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	177 Edgevalley Rd C	Erect-Townhouse - Condo ERECT A ROWHOUSE WITH 8 UNITS, 173, 175,177,179,180,182,184,186	8	1,855,000
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	177 Edgevalley Rd D	Erect-Townhouse - Condo ERECT A ROWHOUSE WITH 4 UNITS, 185,187,188,190	4	935,200
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	177 Edgevalley Rd E	Erect-Townhouse - Condo ERECT A ROWHOUSE WITH 4 UNITS, 181,183,192,194	4	938,000

## City of London - Building Division

### Principal Permits Issued from December 1, 2019 to December 31, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
IRONSTONE COMPANY INC. COMPANY INC.	177 Edgevalley Rd F	Erect-Townhouse - Condo ERECT 4 UNIT BUILDING, BLOCK F	4	938,000
IRONSTONE COMPANY INC. COMPANY INC.	177 Edgevalley Rd G	Erect-Townhouse - Condo ERECT 6 UNIT BUILDING, BLOCK G	6	1,394,000
IRONSTONE COMPANY INC. COMPANY INC.	177 Edgevalley Rd S	Erect-Townhouse - Condo ERECT 6 UNIT BUILDING, BLOCK S	6	1,212,400
IRONSTONE COMPANY INC. COMPANY INC.	177 Edgevalley Rd T	Erect-Townhouse - Condo ERECT 6 UNIT BUILDING, BLOCK T	6	1,212,400
IRONSTONE COMPANY INC. COMPANY INC.	177 Edgevalley Rd U	Erect-Townhouse - Condo ERECT A ROWHOUSE WITH 6 UNITS, 120,122,124,126,128,130	6	1,212,400
KENMORE HOMES INC.	1850 Finley Cres	Erect-Townhouse - Condo ERECT - TOWNHOUSE CONDO 6 UNITS	6	953,604
MEHUL PATEL 2375659 Ontario Inc	203 Colborne St	Add Retail/Apt Complex Add to convenience store and apartment	3	300,000
DANCOR HURON ROBIN'S HILL INC. HURON ROBIN'S HILL INC.	2240 Huron St	Alter Offices INTERIOR ALTER FOR NEW OFFICES	0	230,000
LONDON & MIDDLESEX COMMUNITY HOUSING INC. LONDON & MIDDLESEX COMMUNITY HOUSING INC.	241 Simcoe St			395,044
STATION PARK (LONDON) INC	244 Pall Mall St	Alter Offices CM - ALTER - TENANT FIT UP FOR 4TH FLOOR OFFICE, WITH MECHANICAL, PLUMBING, FPO	0	166,000
Hudson Boats International Inc	2519 Fanshawe Park Rd E	Alter Plant for Manufacturing RESTORATION WORK AFTER FIRE	0	200,000
LONDON & MIDDLESEX COMMUNITY HOUSING INC. LONDON & MIDDLESEX COMMUNITY HOUSING INC.	30 Base Line Rd W			476,500
2628448 Ontario Inc	3532 Singleton Ave	Erect-Townhouse - Cluster SDD ERECT SDD, 2 STOREY, 2 CAR GARAGE, UNFINISHED BASEMENT, 4 BEDROOMS, NO DECK, A/C INCLUDED, SB-12 A1 (UNIT 13, 33R-17943), HRV AND DWHR REQUIRED. CONDO PLAN NO 842. SOILS REPORT REQUIRED.	1	388,520
Dave Schmidt Sunningdale Golf Club Ltd.	379 Sunningdale Rd W	Erect-Apartment Building ERECT NEW 10 STOREY APARTMENT BUILDING FOUNDATION PERMIT ONLY for the footings and cast-in place concrete foundation walls. Provide sealed precast concrete foundation walls and slabs shop drawings to the Building Division for review prior to work in these areas.	132	36,222,480
	50 Fiddlers Green Rd	Alter Residential Accessory Building RT - ALTER - TO REPAIR/REPLACE SECTION OF RETAINING WALL	0	173,000

## City of London - Building Division

### Principal Permits Issued from December 1, 2019 to December 31, 2019

Owner	Project Location	Proposed Work	No. of Units	Construction Value
CITY OF LONDON CITY OF LONDON	580 Clarence St	Alter Municipal Buildings RENOVATE WASHROOMS IN BAND SHELL, WITH STRUCTURAL, MECHANICAL, PLUMBING	0	120,000
Redwood Properties & Contracting Inc	625 Dundas St	Alter Apartment Building RA - ALTER TO RENOVATE SECOND AND THIRD FLOOR ROOMING HOUSE TO 12 BACHELOR UNITS, 2/STRUCT. MECH, FPO. Shell permit only	12	500,000
	687 Fanshawe Park Rd E	Add Duplex ADDITIONS TO FRONT AND REAR OF HOUSE, MAIN STOREY AND BASEMENT; ALTER EXISTING MAIN LEVEL OF HOUSE, DINING / KITCHEN; ADD GARAGE TO SIDE WITH SECOND STOREY AND LIVING SPACE FOR SECONDARY DWELLING UNIT *****SECONDARY DWELLING UNIT AS PER SEC 4.37 OF ZONING BY-LAW Z-1***** *****TOTAL OF 5 BEDROOMS IN THE ENTIRE HOUSE*****	1	193,200
2425293 ONTARIO INC. WESTERN PRESTIGE VILLAGE	811 Sarnia Rd D	Erect-Townhouse - Condo ERECT TOWNHOUSE, 2 STOREY, 1 CAR GARAGE, UNFINISHED BASEMENT, 3 BEDROOMS, 3 BATHROOMS, DECK INCLUDED, NO A/C, SB-12 A5 Building D, DPN 40, 42, 44, 46, 48, 50	6	992,400
2425293 ONTARIO INC. WESTERN PRESTIGE VILLAGE	811 Sarnia Rd E	Erect-Townhouse - Condo Townhouse Building - Erect new townhouse - Townhouse - Condo Building E, DPN 30, 32, 34, 36, 38	5	1,062,000
Yasser Yanni 1803495 Ontario Inc.	819 Kleinburg Dr G	Construct 2 storey, 5 unit townhouse building. 3-three bedroom units + 2-four bedroom units, all with attached 1 car garage, unfinished basement and A/C	6	945,600
SKYLINE COMMERCIAL REAL ESTATE HOLDINGS INC	845 Consortium Crt	Erect-Townhouse - Condo ERECT 6 UNIT CONDO TOWNHOUSE BLOCK G	6	300,000
LIQUOR CONTROL BOARD OF ONTARIO LIQUOR CONTROL BOARD OF ONTARIO	955 Wilton Grove Rd	Alter Warehousing ID - REPLACE HEATING WATER BOILERS (2) AND ASSOCIATED PUMPS	0	600,000



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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Highland Communities Ltd	982 Gainsborough Rd	Erect-Offices ERECT - 2 STOREY OFFICE BUILDING, 1 STOREY BELOW GRADE. (BUILDING A)	0	1,930,000

Total Permits 35      Units 421      Value 73,052,248

*\* 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
PATEL MEHUL 2375659 Ontario Inc
DOORNBOOSCH MICHELLE 2653462 ONTARIO INC.

*Commercial Permits regardless of construction value*