



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: February 18, 2020

RE: **Monthly Report for January 2020**

Attached are the Building Division's monthly report for January 2020 and copies of the Summary of the Inspectors' Workload reports.

Permit Issuance

By the end of January, 289 permits had been issued with a construction value of \$50.3 million, representing 73 new dwelling units. Compared to last year, this represents a 5.4% increase in the number of permits, a 20.5% increase in the construction value and a 4.2% increase in the number of dwelling units.

To the end of January, the number of single and semi-detached dwellings issued were 51, which was a 41.6% increase over last year.

At the end of January, there were 656 applications in process, representing approximately \$655 million in construction value and an additional 1,594 dwelling units, compared with 713 applications having a construction value of \$612 million and an additional 1,372 dwelling units for the same period last year.

The rate of incoming applications for the month of January averaged out to 11.2 applications a day for a total of 247 in 22 working days. There were 46 permit applications to build 46 new single detached dwellings, 21 townhouse applications to build 69 units, of which 7 were cluster single dwelling units.

There were 289 permits issued in January totalling \$50.3 million including 73 new dwelling units.

Inspections

BUILDING

Building Inspectors received 2,201 inspection requests and conducted 2,776 building related inspections. An additional 12 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 12 inspectors, an average of 243 inspections were conducted this month per inspector.

Based on the 2,201 requested inspections for the month, 96% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 454 inspection requests and conducted 668 building related inspections. An additional 118 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 4 inspectors, an average of 162 inspections were conducted this month per inspector.

Based on the 454 requested inspections for the month, 98% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 749 inspection requests and conducted 1,136 plumbing related inspections. An additional 4 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 227 inspections were conducted this month per inspector.

Based on the 749 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

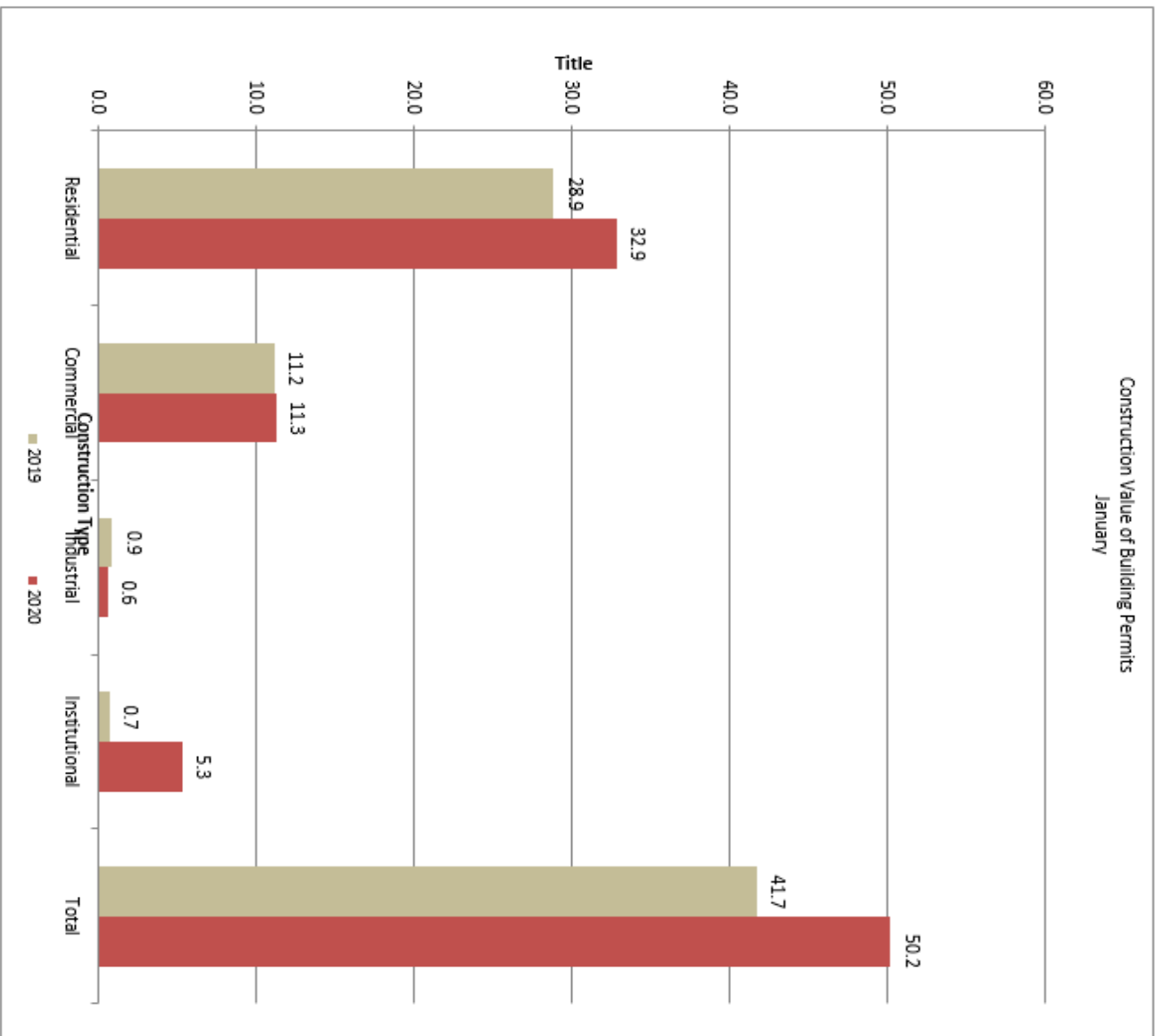
CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF January 2020

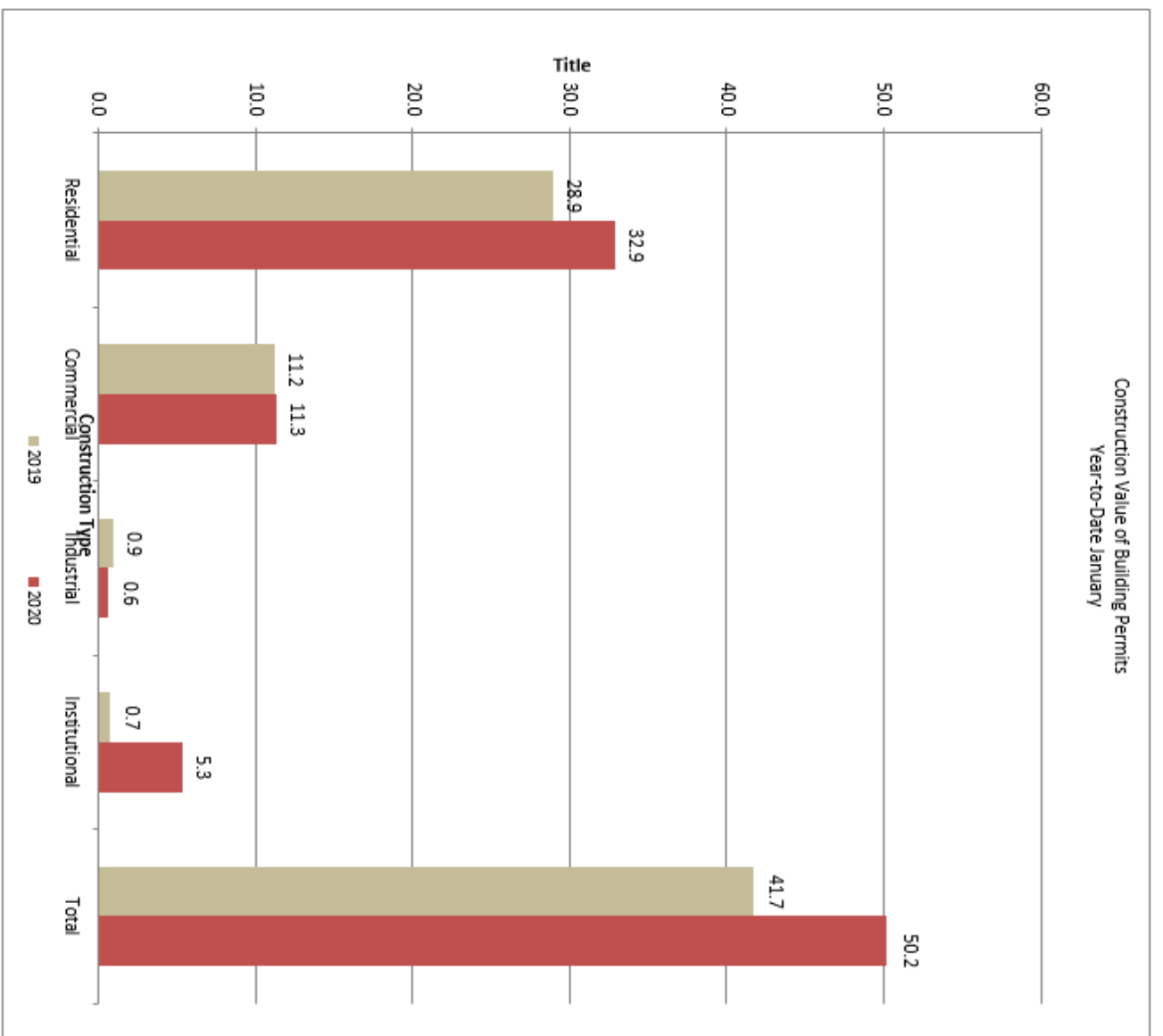
CLASSIFICATION	January 2020				to the end of January 2020				January 2019				to the end of January 2019			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	51	23,106,520	51	51	23,106,520	51	36	15,764,000	36	36	15,764,000	36	0	0	0	
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOWNHOUSES	10	4,679,400	16	10	4,679,400	16	8	6,478,000	29	8	6,478,000	29	8	6,478,000	29	
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	0	0	0	1	1,250,000	0	1	1,250,000	0	1	1,250,000	0	
RES-ALTER & ADDITIONS	97	5,105,900	6	97	5,105,900	6	129	5,407,000	5	129	5,407,000	5	129	5,407,000	5	
COMMERCIAL -ERECT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COMMERCIAL - ADDITION	0	0	0	0	0	0	1	2,500,000	0	1	2,500,000	0	1	2,500,000	0	
COMMERCIAL - OTHER	48	11,328,506	0	48	11,328,506	0	45	8,688,000	0	45	8,688,000	0	45	8,688,000	0	
INDUSTRIAL - ERECT	0	0	0	0	0	0	1	100,000	0	1	100,000	0	1	100,000	0	
INDUSTRIAL - ADDITION	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INDUSTRIAL - OTHER	8	629,500	0	8	629,500	0	7	811,000	0	7	811,000	0	7	811,000	0	
INSTITUTIONAL - ERECT	1	575,000	0	1	575,000	0	0	0	0	0	0	0	0	0	0	
INSTITUTIONAL - ADDITION	1	2,000,000	0	1	2,000,000	0	0	0	0	0	0	0	0	0	0	
INSTITUTIONAL - OTHER	10	2,754,500	0	10	2,754,500	0	6	738,000	0	6	738,000	0	6	738,000	0	
AGRICULTURE	1	100,000	0	1	100,000	0	1	10,000	0	1	10,000	0	1	10,000	0	
SWIMMING POOL FENCES	2	45,000	0	2	45,000	0	1	15,000	0	1	15,000	0	1	15,000	0	
ADMINISTRATIVE	4	0	0	4	0	0	7	0	0	7	0	0	7	0	0	
DEMOLITION	8	0	5	8	0	5	9	0	5	9	0	5	9	0	5	
SIGNS/CANOPY - CITY PROPERTY	0	0	0	0	0	0	5	0	0	5	0	0	5	0	0	
SIGNS/CANOPY - PRIVATE PROPERTY	48	0	0	48	0	0	18	0	0	18	0	0	18	0	0	
TOTALS	289	50,324,326	73	289	50,324,326	73	275	41,761,000	70	275	41,761,000	70	275	41,761,000	70	

Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.
2) Mobile Signs are no longer reported.

Construction Value of Building Permits
January



Construction Value of Building Permits
Year-to-Date January



City of London - Building Division

Principal Permits Issued from January 1, 2020 to January 31, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
1803299 ONTARIO INC.	1803299 ONTARIO INC. 100 Kellogg Lane	Alter Retail Store INTERIOR ALTER FOR RETAIL SPACE, LEVEL 1 Shell Permit Only –Provide sealed Misc. Metals for the stairs, stair guards and roll-up metal security screens shop drawings with the attachment detail shop drawings to the Building Division for review prior to work in these area. Provide sprinkler plans and GRCC for sprinkler system.	0	1,000,000
1803299 ONTARIO INC.	1803299 ONTARIO INC. 100 Kellogg Lane	Alter Offices CM - INTERIOR ALTER FOR OFFICES 2ND AND 3RD FLOOR Shell Permit Only –Provide sealed Misc. Metals for the stairs, stair guards and the hanging details on A500 shop drawings to the Building Division for review prior to work in these area. Provide sprinklers shop drawings with GRCC.	0	3,000,000
THAMES VALLEY DISTRICT SCHOOL BOARD VALLEY DISTRICT SCHOOL BOARD	THAMES 1011 Viscount Rd	Alter Schools Elementary, Kindergarten ALTER INTERIOR FOR WASHROOM AND ELEVATOR	0	900,000
NORTH LONDON MEDICAL CENTRE North London Medical Centre	1055 Fanshawe Park Rd W	Alter Medical Offices INTERIOR FIT UP FOR MEDICAL OFFICE	0	125,000
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrace Dr 11	Erect-Townhouse - Cluster SDD ERECT NEW BUILD, 2 STOREY, 2 CAR GARAGE, 4 BEDROOMS, FINISHED BASEMENT, COVERED DECK, A/C INCLUDED, ENERGY STAR. SOIL REPORT REQUIRED.	1	522,500
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrace Dr 19	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, COVERED DECK, A/C INCLUDED, ENERGY STAR. SOILS REPORT REQUIRED, DWH & DWHR REQUIRED	1	418,000
REMBRANDT HOMES REMBRANDT HOMES	1061 Eagletrace Dr 21	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 1 STOREY, 2 CAR, 4 BED, PARTIALLY FINISHED BASEMENT, W/ DECK, W/ A/C, SB12 ENERGY STAR, MVLCP 929 UNIT 16	1	290,000
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter Shopping Centre CM - PARKING GARAGE STRUCTURAL REPAIRS	0	200,000
1803299 ONTARIO INC.	1803299 ONTARIO INC. 1108 Dundas St	Alter Offices CM - INTERIOR FIT UP FOR THE BRANDING FIRM PROVIDE SHOP DRAWINGS FOR SPRINKLER AND GRCC FOR FIRE PROTECTION(SUBMITTED SPRINKLER SHOP DRAWING APPROVED 12/6/19)	0	141,200
The Board of Western Ontario Governors The University Of Western Ontario	1151 Richmond St	Alter University IS - INTERIOR ALTER TO DIGITAL PRODUCTION & GALLERY	0	125,000

City of London - Building Division

Principal Permits Issued from January 1, 2020 to January 31, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Canadian Commercial (Sherwood Forest) Inc Canadian Commercial (Sfrn) Inc	1225 Wonderland Rd N	Alter Shopping Centre CM - ALTER - INTERIOR ALTERATIONS FOR "METRO" GROCERY STORE, W/ STRUCT, MECH, FPO, W/ MAG LOCKS	0	750,000
6763332 CANADA INC. REALTY ADVISORS INC. 6763332 CANADA INC., C/O TRIOVEST REALTY ADVISORS INC.	1230 Wellington Rd A	Alter Retail Store CM - INTERIOR ALTERATION FOR GAP STORE	0	454,306
LONDON SMART CENTRE	LONDON SMART CENTRE 1250 Fanshawe Park Rd W 102	Alter Retail Store ALTER INTERIOR FOR EXISTING OLD NAVY, WITH STRUCTURAL	0	115,000
6763332 CANADA INC ADVISORS INC 6763332 CANADA INC C/O TRIOVEST REALTY ADVISORS INC	1270 Wellington Rd C London District Catholic School Board	Alter Retail Store CM - INTERIOR ALTERATION FOR OLD NAVY Alter Non-Residential Accessory Building IS - ERECT FOR COVERED PARKING STRUCTURE W/ SOLAR PANELS	0	115,000 575,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1544 Moe Norman Pl	Erect-Townhouse - Cluster SDD ERECT NEW SDD, 1 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, COVERED DECK INCLUDED, A/C INCLUDED, HOT-2000 SB12-A3, 33R-18937 PART 29. SOILS REPORT REQUIRED	1	340,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1548 Moe Norman Pl	Erect-Townhouse - Cluster SDD ERECT NEW BUILD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOMS, FINISHED BASEMENT, A/C INCLUDED, HOT2000, 33R-18937 PART 30. SOILS REPORT REQUIRED	1	391,500
HOMESTEAD LAND HOLDINGS LTD. HOMESTEAD LAND HOLDINGS LTD.	1560 Adelaide St N	Alter Apartment Building Alter to replace balcony guards.	0	236,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1632 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD ERECT NEW BUILD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOMS, UNFINISHED BASEMENT, COVERED DECK, A/C INCLUDED, HOT 2000, 33M-721 PART 20. SOILS REPORT REQUIRED	1	340,000
SHERWOOD FOREST SQUARE LTD.	164 Sherwood Forest Sq	Install-Residential Accessory Building RT - INSTALL FOR 1.8 M RETAINING WALL W/ GUARD		225,000
CF REALTY HLDG INC, FAIRVIEW CORP CF REALTY HLDG INC, C/O CADILLAC FAIRVIEW CORP	1680 Richmond St	Alter Retail Plaza INTERIOR FITUP FOR NIKE, UNIT CRU L067B	0	127,200
THE RIDGE AT BYRON INC. THE RIDGE AT BYRON INC.	1710 Ironwood Rd 29	Erect-Townhouse - Cluster SDD ERECT SDD, 1 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 3 BEDROOMS, DECK INCLUDED, A/C INCLUDED, SB-12, A5, MUN.NO 1710 IRONWOOD RD, MVLCP 903, HRV & DWHR REQUIRED. (LOT 15). SOILS REPORT REQUIRED.	1	500,000

City of London - Building Division

Principal Permits Issued from January 1, 2020 to January 31, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Z- Group	1820 Canvas Way 9	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB12-A1	1	301,400
LONDON & MIDDLESEX COMMUNITY HOUSING INC. LONDON & MIDDLESEX COMMUNITY HOUSING INC.	202 McNay St	Install-Apartment Building INSTALL PASSIVE HEAT RECOVERY PANEL		260,000
RICHMOND BLOCK LONDON RICHMOND BLOCK LONDON	232 Central Ave	ALTER OFFICES COMM - INTERIOR ALTER FOR WEEDMD OFFICE AND CREATE BACHELOR SUITE ON THE SECOND FLOOR (TO BE USED BY WEEDMD ONLY)	0	200,000
PTN HOLDINGS LIMITED	24 Swiftsure Ct	Alter Warehousing ID - INTERIOR FIT UP FOR NEW TENANT AEROSPACE, UNIT 2 SHELL ONLY -SEALED GATE STUCURAL DRAWINGS REQUIRED PRIOR TO WORK IN THESE AREAS	0	300,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	247 Thompson Rd	Alter Schools Elementary, Kindergarten WASHROOM RENOVATION	0	800,000
I.F. PROPCO HOLDINGS (ONTARIO) 31 LTD. I.F. PROPCO HOLDINGS (ONTARIO) 31 LTD.	250 York St	Alter Offices CM - ALTER - RENO EXISTING OFFICE TO CREATE SNACK AREA (NO FOOD PREP), W/ MECH	0	340,000
I.F. PROPCO HOLDINGS (ONTARIO) 31 LTD. I.F. PROPCO HOLDINGS (ONTARIO) 31 LTD.	250 York St	Alter Offices CM - ALTER - TO RENOVATE EXISTING SOUND STUDIO, W/ MECH, Fire Alarm, Sprinkler relocates	0	556,200
Sifton Properties Limited London Life Insurance Company	255 Queens Ave	Alter Offices CM - ALTER - RENOVATE 23RD FLOOR EXISTING OFFICES, W/ STRUCT, MECH, FPO Submit SPRINKLER SYSTEM DRAWING for review, as noted on plans.	0	1,168,000
FARHI CORPORATION FARHI HOLDINGS CORPORATION	270 Dundas St	Alter Financial Institution HVAC REPLACEMENT FOR EXISTING BMO BANK	0	125,000
GREENGATE LTD. GREENGATE VILLAGE LTD.	2805 Asima Dr	Erect-Townhouse - Condo RT - ERECT 7 UNIT TOWNHOUSE BLOCK #49, UNFINISHED BASEMENTS	7	1,200,000
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	339 Windermere Rd	Add University IS - ADDITION AND INTERIOR RENOVATIONS IN ROBARTS BUILDING LAB 0270H AND IMAGING SUITES	0	2,000,000
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	339 Windermere Rd	Add University IS - ADDITION AND INTERIOR RENOVATIONS IN ROBARTS BUILDING LAB 0270H AND IMAGING SUITES	0	2,000,000
Willow Bridge Construction Inc	3560 Singleton Ave 44	Erect-Townhouse - Cluster SDD ERECT NEW BUILD, 2 STOREY, 2 CAR GARAGE, 4 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB12-A1, UNIT 43. SOILS REPORT REQUIRED	1	376,000

**City of London - Building Division
Principal Permits Issued from January 1, 2020 to January 31, 2020**

Owner	Project Location	Proposed Work	No. of Units	Construction Value
GOBAL MAILWAGANAM CAPREIT LIMITED PARTNERSHIP	366 Oxford St W	Alter Apartment Building Alter to repair balconies	0	190,000
GOBAL MAILWAGANAM CAPREIT LIMITED PARTNERSHIP	368 Oxford St W	Alter Apartment Building Alter to repair balconies	0	190,000
Langs Holdings Limited	4099 Breck Ave	Alter Automobile Repair Garage CM - ALTER TO CREATE NEW OFFICES AND LOUNGE	0	476,000
458 Central Avenue (London) Property Holdings Inc	458 Central Ave	Alter Offices CM - ALTER TO RENOVATE EXISTING MAIN FLOOR OFFICE SUITE, W/ STRUCT, MECH, PLUMB, FPO	0	150,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	53 Frontenac Rd	Alter Schools Elementary, Kindergarten IS - 2 NEW UNIVERSAL WASHROOMS AND BARRIER - FREE ENTRANCE	0	375,000
IRONSTONE COMPANY INC. IRONSTONE BUILDING COMPANY INC.	745 Chelton Rd	Install-Townhouse - Condo INSTALL SITE SERVICES		650,000
W L K Seniors Assistance Association Inc	75 Albert St	Alter Apartment Building BOILER REPLACEMENT	0	270,000
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Alter Hospitals IS - ALTERATION TO A1-919 SUITE TO ACCOMMODATE NEW TREATMENT EQUIPMENT	0	400,000
Rogers Cable Real Estate Dept Rogers Cable Communications C/O Real Estate Dept	800 York St	Alter Offices CM - INTERIOR ALTER TO EXISTING OFFICES ON THE 1ST AND 2ND FLOOR. SHELL - Sprinklers shop drawings and hydraulic calculations to be provided.	0	1,000,000

Total Permits 44 Units 16 Value 24,218,306

** 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
1601878 Ontario Inc

Commercial Permits regardless of construction value