



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: March 13, 2020

RE: Monthly Report for February 2020

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

Permit Issuance

By the end of February, 533 permits had been issued with a construction value of \$100.4 million, representing 141 new dwelling units. Compared to last year, this represents a 0.9% increase in the number of permits, a 20.4% increase in the construction value and a 26% decrease in the number of dwelling units.

To the end of February, the number of single and semi-detached dwellings issued were 111, which was a 42.3% increase over last year.

At the end of February, there were 694 applications in process, representing approximately \$740 million in construction value and an additional 1,674 dwelling units, compared with 651 applications having a construction value of \$595 million and an additional 1,295 dwelling units for the same period last year.

The rate of incoming applications for the month of February averaged out to 14.7 applications a day for a total of 279 in 19 working days. There were 75 permit applications to build 75 new single detached dwellings, 8 townhouse applications to build 8 units, of which 8 were cluster single dwelling units.

There were 244 permits issued in February totalling \$50.1 million including 68 new dwelling units.

Inspections

BUILDING

Building Inspectors received 1,908 inspection requests and conducted 2,533 building related inspections. An additional 7 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 12 inspectors, an average of 223 inspections were conducted this month per inspector.

Based on the 1,908 requested inspections for the month, 95% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 479 inspection requests and conducted 638 building related inspections. An additional 136 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 4 inspectors, an average of 153 inspections were conducted this month per inspector.

Based on the 479 requested inspections for the month, 92% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 711 inspection requests and conducted 907 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 181 inspections were conducted this month per inspector.

Based on the 711 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

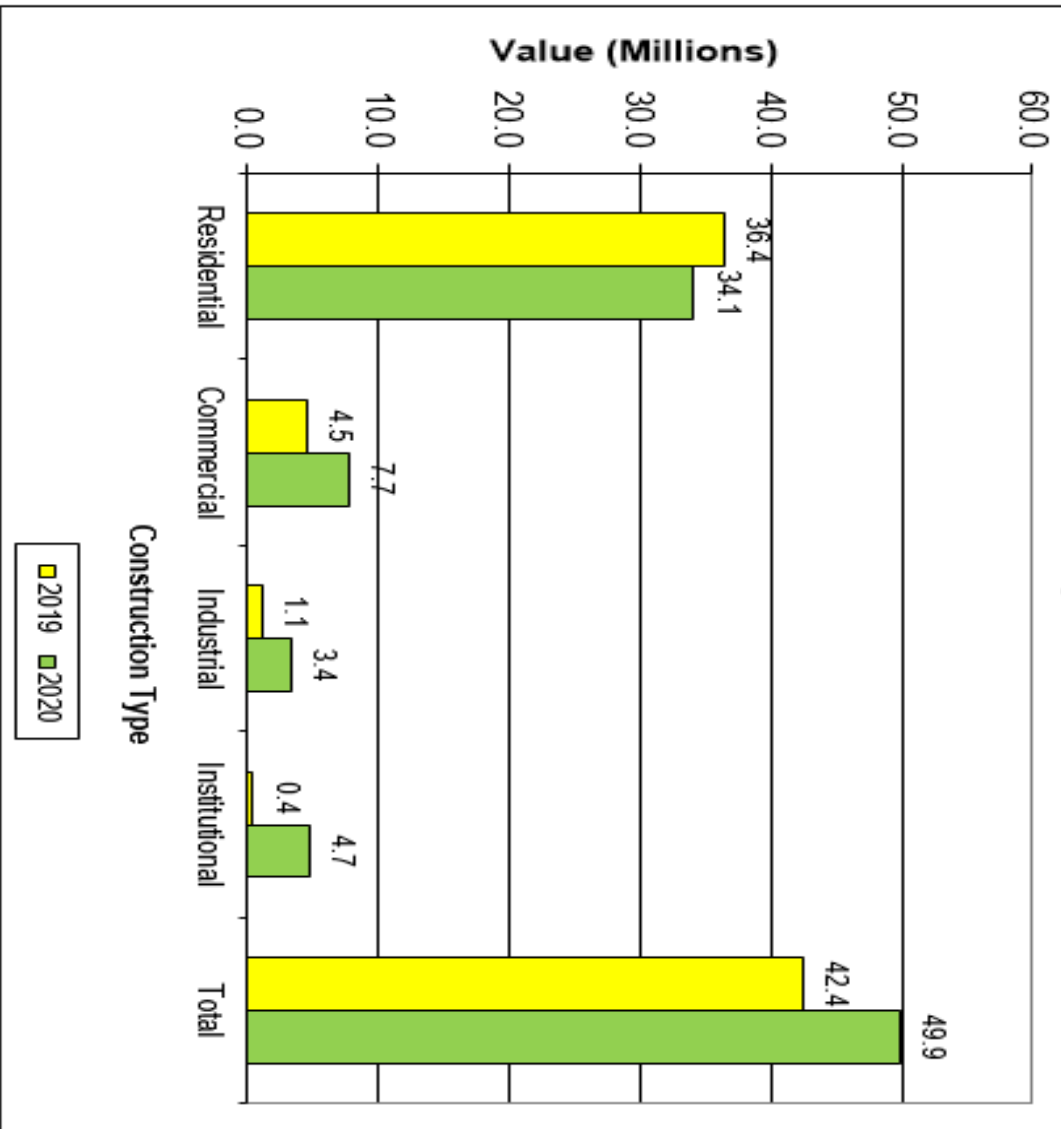
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF February 2020

CLASSIFICATION	February 2020			to the end of February 2020			February 2019			to the end of February 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
SINGLE DETACHED DWELLINGS	60	26,144,600	60	111	49,251,120	111	42	17,129,600	42	78	32,892,510	78
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	6	2,384,500	6	16	7,063,900	22	21	15,523,460	75	29	22,000,890	104
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	0	0	0	0	0	0	1	1,250,000	0
RES-ALTER & ADDITIONS	99	5,595,575	2	196	10,701,475	8	78	3,727,530	6	207	9,127,810	11
COMMERCIAL -ERECT	1	940,000	0	1	940,000	0	2	1,329,480	0	2	1,329,480	0
COMMERCIAL - ADDITION	2	2,001,800	0	2	2,001,800	0	0	0	0	1	2,500,000	0
COMMERCIAL - OTHER	28	4,799,000	0	76	16,127,506	0	31	3,161,600	0	76	11,848,320	0
INDUSTRIAL - ERECT	1	3,000,000	0	1	3,000,000	0	0	0	0	1	100,000	0
INDUSTRIAL - ADDITION	1	118,800	0	1	118,800	0	2	65,000	0	2	65,000	0
INDUSTRIAL - OTHER	3	261,000	0	11	890,500	0	8	1,063,200	0	15	1,873,700	0
INSTITUTIONAL - ERECT	0	0	0	1	575,000	0	0	0	0	0	0	0
INSTITUTIONAL - ADDITION	0	0	0	1	2,000,000	0	0	0	0	0	0	0
INSTITUTIONAL - OTHER	9	4,657,500	0	19	7,412,000	0	9	403,670	0	15	1,141,670	0
AGRICULTURE	0	0	0	1	100,000	0	0	0	0	1	10,000	0
SWIMMING POOL FENCES	7	269,000	0	9	314,000	0	2	83,000	0	3	98,000	0
ADMINISTRATIVE	2	0	0	6	0	0	5	0	0	12	0	0
DEMOLITION	6	0	4	14	0	9	2	0	1	11	0	6
SIGNS/CANOPY - CITY PROPERTY	0	0	0	0	0	0	2	0	0	7	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	19	0	0	67	0	0	49	0	0	67	0	0
TOTALS	244	50,171,775	68	533	100,496,101	141	253	42,486,540	123	528	84,237,380	193

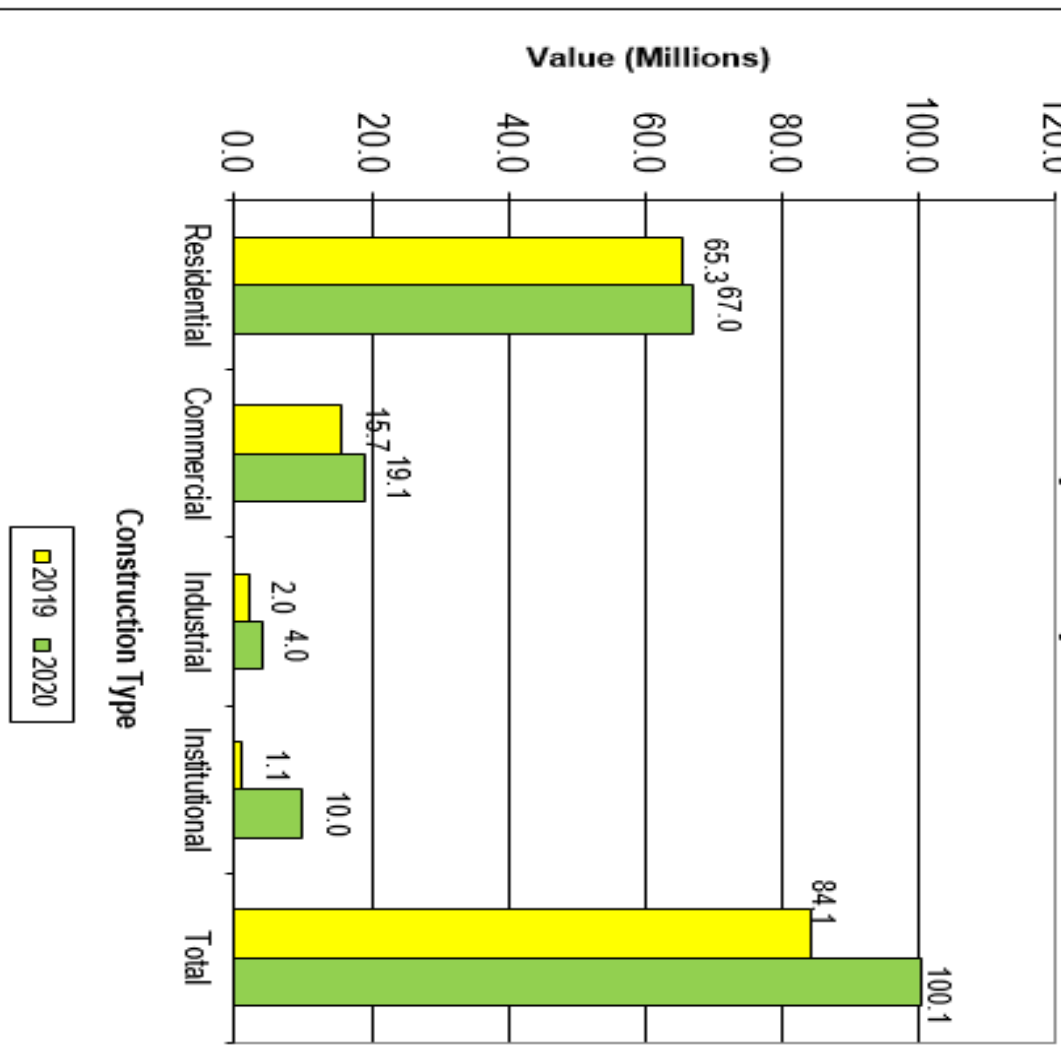
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- Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.
 2) Mobile Signs are no longer reported.

**Construction Value of Building Permits
February**



**Construction Value of Building Permits
January to February**



City of London - Building Division

Principal Permits Issued from February 1, 2020 to February 29, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
FANSHAWE COLLEGE OF APPLIED ARTS & TECHNOLOGY FANSHAWE COLLEGE OF APPLIED ARTS & TECHNOLOGY	1001 Fanshawe College Blvd	Alter Community College ALTER INTERIOR FOR TEACHING DENTAL CLINIC RENOVATION. BUILDING A LEVEL 1 PROVIDE SPRINKLER SHOP DRAWING	0	4,000,000
DREWLO HOLDINGS INC. DREWLO HOLDINGS INC.	1066 Commissioners Rd W	Alter Apartment Building INSTALLATION OF THE NEW MAG LOCKS AND CONCRETE COLUMN REPAIRS. An "Integrated Testing Plan" is required under this renovation.	0	200,000
BORIS REZVAN 1972242 Ontario Limited	1100 Commissioners Rd E	Alter Restaurant ALTER INTERIOR FOR RESTAURANT/SPORTS BAR UNIT 1 & 2	0	292,000
Mouhtouris Mary & Constantine,C/O Yyc Franchise Corporation	1135 Richmond St	Alter Retail Store CM - INTERIOR FIT UP FOR RETAIL STORE	0	104,000
Graystone Custom Homes Limited	1170 Riverbend Rd 7	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 1 STOREY, 2 CAR, 4 BED, FINISHED BASEMENT, W/ DECK, W/ A/C, SB12 A5, M/VCP UNIT 3. SOILS REPORT REQUIRED.	1	443,500
LONDON SUMMERSIDE CORP. LONDON SUMMERSIDE CORP.	1305 Commissioners Rd E	Add Gymnasia INTERIOR ALTERATION TO CREATE A MULTI-TENANT SPACE. GENERAL WORK FOR THE FUTURE TENANT. PERMITS FOR TENANT FIT-UP REQUIRED.	0	2,000,000
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES	1820 Canvas Way 31	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, UNFINISHED BASEMENT, 3 BEDROOMS, NO DECK, A/C INCLUDED, SB-12.AQ, UNIT 33, SOILS REQUIRED, UTRCA REQ'D, HRV AND DWHR REQ'D	1	520,000
Patrick Hazzard 2584857 Ontario Inc	1820 Canvas Way 74	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 2 STOREY, 2 CAR, 3 BEDROOM, UNFINISHED BASEMENT, NO DECK, W/ A/C, SB12 A1, M/VCP 927 UNIT 13, HRV & DWHR REQUIRED.	1	377,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1850 Sandy Somerville Lane	Install-Site Services INSTALL SITE SERVICES FOR SANDY SOMERVILLE CONDO SITE		940,000
8432201 Canada Inc	2060 Oxford St E	Add Non-Residential Accessory Building ADD STORAGE BUILDING AND 4 CONCRETE PIERS FOR NEW CRANE STRUCTURE Shell Permit - Provide sealed crane shop drawings reviewed by the structural engineer of Record on a project, J.H. Cohoon Engineering to the Building Division for review prior to installation of the crane.	0	118,800
Station Park (London) Park C/O Davpart Inc	250 Sydenham St 106	Alter Apartment Building INTERIOR ALTERS TO SUITE 106	0	250,000
	256 Pall Mall St 3FL	Alter Offices CM - INTERIOR FIT UP FOR CONNEX ONTARIO UNIT 300- THIRD FLOOR	0	250,000

City of London - Building Division

Principal Permits Issued from February 1, 2020 to February 29, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Shu Health First Inc	280 King Edward Ave	Alter Medical Offices CM- INTERIOR ALTER FOR MEDICAL OFFICES	0	200,000
SIFTON LIMITED SIFTON PROPERTIES LIMITED	2810 Sheffield Pl 3	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 1 STOREY, 1 CAR GARAGE, 4 BEDROOM, PARTIAL FINISHED BASEMENT, NO DECK, A/C INCLUDED, SB-12 PERFORMANCE, DPN 2 M.V.L.C.P. No. 900, 1.2UV WINDOWS, NO DWHR UNIT REQUIRED	1	270,000
1246643 Ontario Inc	335 Sovereign Rd	Alter Warehousing INTERIOR ALTERATION OF UNIT # 3	0	150,000
1390958 Ontario Limited	355 McCarrell Dr	Install-Care Facility INSTALL TO REPLACE FIRE ALARM CONTROL PANEL AND 8 ANNUNCIATOR SUB PANELS	0	125,000
Willow Bridge Construction Inc	3560 Singleton Ave 37	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, UNFINISHED BASEMENT, 4 BEDROOMS, NO DECK, NO A/C, SB-12 A1, UNIT 52 33R-17943 CONDO No. 842, HRV & DWHR REQUIRED, SOILS REQUIRED. DPN 37	1	350,000
Willow Bridge Construction Inc	3560 Singleton Ave 39	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, UNFINISHED BASEMENT, 4 BEDROOMS, NO DECK, NO A/C, SB-12 A1, UNIT 51 33R-17943 CONDO PLAN No. 842, HRV & DWHR REQUIRED, SOILS REQUIRED. DPN 39	1	424,000
Newlife Properties Inc	3777 Westminster Dr	Erect-Plant for Manufacturing ID - CONCRETE BATCH PLANT Foundation Permit Only Fire Protec: Submit the design for the STANDPIPE and new WATER SUPPLY as per OBC.	0	3,000,000
772866 Ontario Limited C/O Larlyn Property Mgmt	524 Oxford St W	Alter Restaurant CM - ALTER - TENANT FIT UP FOR "STARBUCKS"	0	200,000
772866 Ontario Limited C/O Larlyn Property Mgmt	530 Oxford St W	Erect-Retail Plaza COMM - ERECT 4 UNIT COMMERCIAL PLAZA Shell Permit Only -Provide sealed the roof access shop drawings to the Building Division for review prior to work in these areas	0	940,000
OLD OAK PROPERTIES INC. OLD OAK PROPERTIES INC.	575 Proudfoot Lane	Alter Apartment Building ALTER TO UPGRADE FIRE ALARM SYSTEM. For this retro-fit, an INTEGRATED TESTING Co-ordinator [under OBC 3.2.10.1], is not required.	0	250,000
OLD OAK PROPERTIES INC. OLD OAK PROPERTIES INC.	585 Proudfoot Lane	Alter Apartment Building ALTER TO UPGRADE FIRE ALARM SYSTEM. This phase of work will not require 'Integrated Testing' where only one safety system is affected.	0	250,000
OLD OAK PROPERTIES INC. OLD OAK PROPERTIES INC.	605 Proudfoot Lane	Alter Apartment Building ALTER TO UPGRADE FIRE ALARM SYSTEM	0	250,000
CAMPUS LIVING CENTRES INC. ITF WCPT FIRST STREET INC. CAMPUS LIVING CENTRES INC	625 First St	Alter Apartment Building INTERIOR ALTER TO LEVEL 1 FOR NEW COMMON SPACE AND MARKET	0	300,000

City of London - Building Division

Principal Permits Issued from February 1, 2020 to February 29, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
	657 Hamilton Rd	Alter Duplex RA - ALTER - CHANGE OF USE FROM TRIPLEX TO DUPLEX, BASEMENT UNIT IS TO BE REMOVED, REPAIR DUE TO FIRE DAMAGE, W/ STRUCT	0	195,000
Richmond Block London Corporation	685 Richmond St	Alter Retail Store CM - FIRE AND FLOWER INTERIOR FIT UP	0	156,000
LONDON CITY	707 Exeter Rd	Alter Automobile Repair Garage CM - ALTERATION TO REPLACE EXISTING HVAC SYSTEM & LIGHTNING	0	600,000
CORPORATION OF LONDON CORPORATION OF THE CITY OF LONDON	723 Lorne Ave	Alter Site Services ADD TO EXISTING STORM SEWER	0	470,000
Barvest Realty Inc	725 Baransway Dr	Alter Office Complex (Retail/office) INTERIOR RENOVATION TO THE EXISTING OFFICES	0	700,000
Kanco-756 Kipps Ltd C/O Transglobe Mgmt Services	756 Kipps Lane	Add Garage for Apartment Building REPAIR OF UNDERGROUND PARKING GARAGE	0	250,000
MANAGEMENT SECRETARIAT MANAGEMENT BOARD SECRETARIAT	80 Dundas St	Alter Offices CM - INTERIOR ALTER FOR NEW TENANT. 1ST FLOOR, OPGT office relocation.	0	360,000
LONDON & MIDDLESEX COMMUNITY HOUSING INC. LONDON & MIDDLESEX COMMUNITY HOUSING INC.	85 Walnut St	Install-Apartment Building INSTALL PASSIVE HEAT RECOVERY PANEL		244,400
Hydro One Networks Inc	855 Pond Mills Rd	Install-offices INSTALL PRE-FABRICATED TRAILER, 60' X 60' FOUNDATION PERMIT ONLY		750,000
Hydro One Networks Inc	855 Pond Mills Rd	Install-offices INSTALL PRE-FABRICATED TRAILER, 60' X 60'	0	750,000
Total Permits 35 Units 6 Value 20,679,700				

** 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

CAPTAIN GENERATION-MALL
 LIMITED CAPTAIN
 GENERATION-MALL LIMITED