



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: May 6, 2020

RE: **Monthly Report for March 2020**

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

Please note the March numbers include the effects of the COVID-19 closure which began March 17, 2020.

Permit Issuance

By the end of March, 776 permits had been issued with a construction value of \$150.2 million, representing 228 new dwelling units. Compared to last year, this represents a 12.2% decrease in the number of permits, a 23.9% increase in the construction value and an 18.8% decrease in the number of dwelling units.

To the end of March, the number of single and semi-detached dwellings issued were 173, which was a 37.3% increase over last year.

At the end of March, there were 687 applications in process, representing approximately \$732 million in construction value and an additional 1,666 dwelling units, compared with 687 applications having a construction value of \$963 million and an additional 1,474 dwelling units for the same period last year.

The rate of incoming applications for the month of March averaged out to 10.9 applications a day for a total of 241 in 22 working days. There were 62 permit applications to build 62 new single detached dwellings, 12 townhouse applications to build 55 units, of which 5 were cluster single dwelling units.

There were 243 permits issued in March totalling \$49.7 million including 87 new dwelling units.

Inspections

BUILDING

Building Inspectors received 1,366 inspection requests and conducted, 2,052 building related inspections. An additional 2 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 12 inspectors, an average of 174 inspections were conducted this month per inspector.

Based on the 1,366 requested inspections for the month, 96% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 296 inspection requests and conducted 523 building related inspections. There were 84 inspections completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 4 inspectors, an average of 126 inspections were conducted this month per inspector.

Based on the 296 requested inspections for the month, 99% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 626 inspection requests and conducted 781 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 111 inspections were conducted this month per inspector.

Based on the 626 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

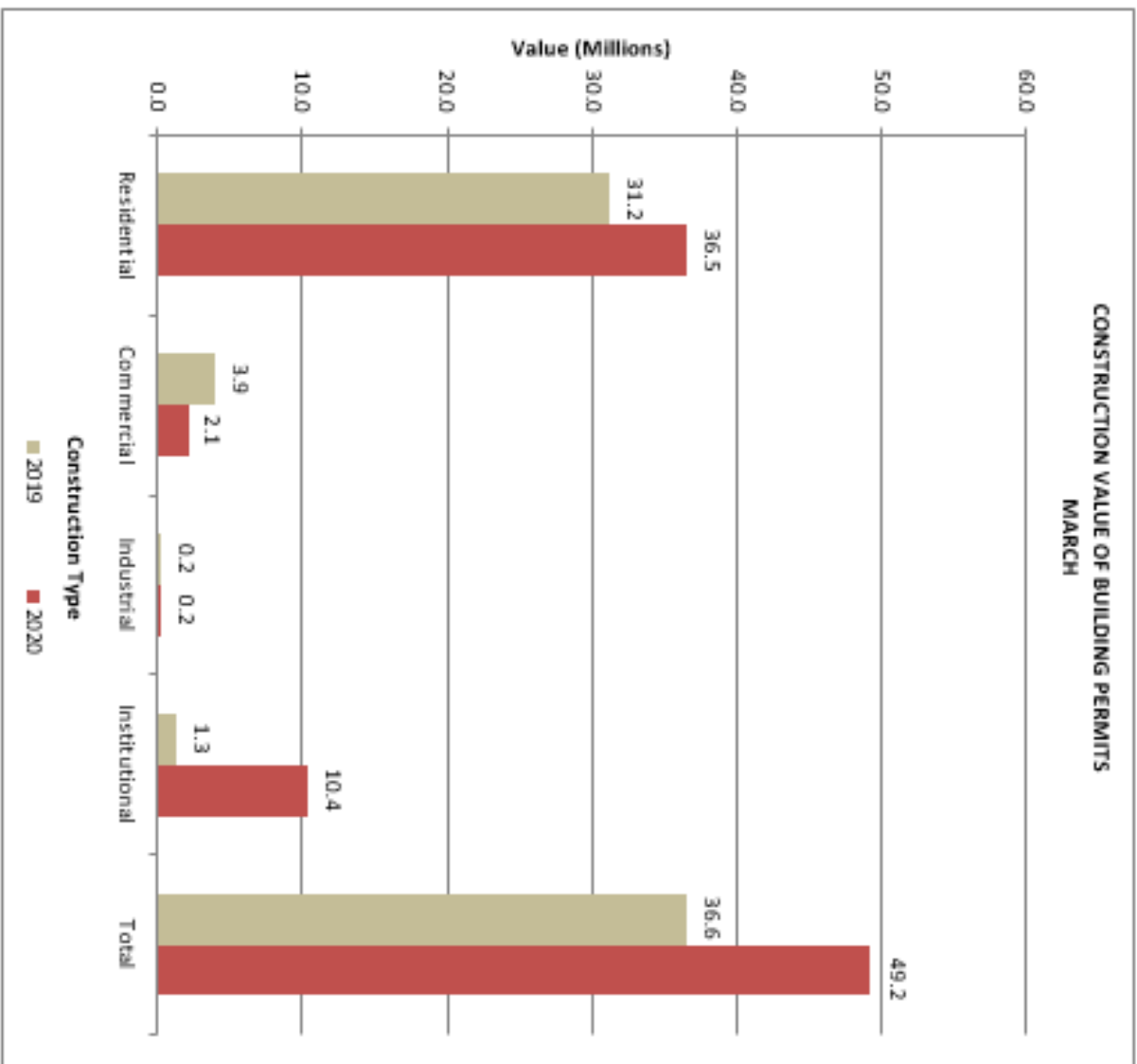
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF March 2020

CLASSIFICATION	March 2020				to the end of March 2020				March 2019				to the end of March 2019			
	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	26,209,680	62	173	75,460,800	173	48	18,507,510	48	126	51,400,020	126	0	0	0	
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOWNHOUSES	6	5,870,000	19	22	12,933,900	41	7	5,780,800	27	36	27,781,690	131	36	27,781,690	131	
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	0	0	0	2	2,275,000	4	3	3,525,000	4	3	3,525,000	4	
RES-ALTER & ADDITIONS	91	4,397,533	6	287	15,099,008	14	124	4,601,115	9	331	13,728,925	20	331	13,728,925	20	
COMMERCIAL - ERECT	0	0	0	1	940,000	0	0	0	0	2	1,329,480	0	2	1,329,480	0	
COMMERCIAL - ADDITION	0	0	0	2	2,001,800	0	1	300,000	0	2	2,800,000	0	2	2,800,000	0	
COMMERCIAL - OTHER	20	1,668,400	0	96	17,795,906	0	63	3,624,150	0	139	15,472,470	0	139	15,472,470	0	
INDUSTRIAL - ERECT	1	436,700	0	2	3,436,700	0	0	0	0	1	100,000	0	1	100,000	0	
INDUSTRIAL - ADDITION	0	0	0	1	18,800	0	0	0	0	2	65,000	0	2	65,000	0	
INDUSTRIAL - OTHER	3	223,337	0	14	1,113,837	0	5	243,200	0	20	2,116,900	0	20	2,116,900	0	
INSTITUTIONAL - ERECT	0	0	0	1	575,000	0	0	0	0	0	0	0	0	0	0	
INSTITUTIONAL - ADDITION	0	0	0	1	2,000,000	0	0	0	0	0	0	0	0	0	0	
INSTITUTIONAL - OTHER	17	10,419,200	0	36	17,831,200	0	11	1,259,900	0	26	2,401,570	0	26	2,401,570	0	
AGRICULTURE	0	0	0	1	100,000	0	0	0	0	1	10,000	0	1	10,000	0	
SWIMMING POOL FENCES	16	488,740	0	25	802,740	0	10	357,732	0	13	455,732	0	13	455,732	0	
ADMINISTRATIVE	3	25,000	0	9	25,000	0	13	56,000	0	25	56,000	0	25	56,000	0	
DEMOLITION	5	0	5	19	0	14	15	0	9	26	0	15	26	0	15	
SIGNS/CANOPY - CITY PROPERTY	1	0	0	1	0	0	2	0	0	9	0	0	9	0	0	
SIGNS/CANOPY - PRIVATE PROPE	18	0	0	85	0	0	55	0	0	122	0	0	122	0	0	
TOTALS	243	49,738,590	87	776	150,234,691	228	356	37,005,408	88	884	121,242,788	281	884	121,242,788	281	

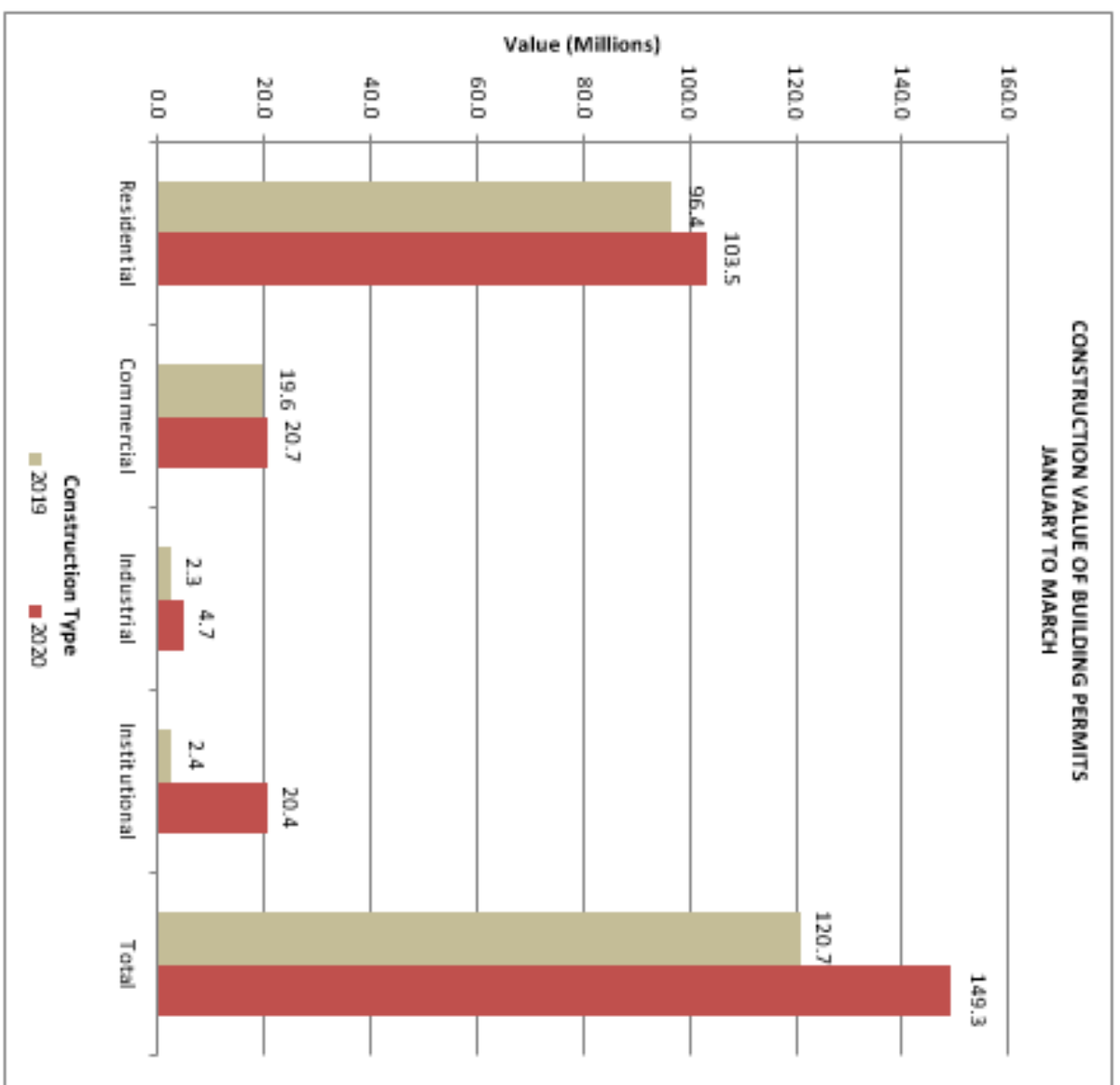
Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.

2) Mobile Signs are no longer reported.

**CONSTRUCTION VALUE OF BUILDING PERMITS
MARCH**



**CONSTRUCTION VALUE OF BUILDING PERMITS
JANUARY TO MARCH**



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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
ST PETER'S SEMINARY ST PETER'S SEMINARY	1040 Waterloo St	Alter Clubs, Recreational Facilities INSTTT- INTERIOR RENOVATIONS FOR ST. PETERS SEMINARY - PHASE 2B RRR/FPD	0	2,500,000
Roman Catholic Episcopal Corporation Diocese of Lo	1040 Waterloo St	Alter Clubs, Recreational Facilities INSTTT- INTERIOR RENOVATIONS FOR ST. PETERS SEMINARY - PHASE 2B RRR/FPD	0	2,500,000
Richmond North Property Corp	1490 Richmond St	Alter Offices CM - OFFICE RENOVATIONS for L360 ARCHITECTURE	0	104,000
MAPLE LEAF FOODS INC, MAPLE LEAF FOODS INC.	1577 Wilton Grove Rd	Erect-Food Processing Plant ID - ERCT SECURITY BUILDING FOR MAPLE LEAF FOODS INC	0	436,700
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1592 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD ERCT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 4 BEDROOMS, COVERED PORCH, A/C INCLUDED, SB-12 AS **HOT2000**, PART 26 33M-721 BLOCK 1, HRV & DWHR REQUIRED, SOILS REQUIRED, ***NO M-PLAN AVAILABLE DO NOT ISSUE PERMIT UNTIL CONFIRMED***	1	406,000
THE RIDGE AT BYRON INC. THE RIDGE AT BYRON INC.	1710 Ironwood Rd S	Erect-Townhouse - Cluster SDD ERCT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, DECK INCLUDED, A/C INCLUDED, SB-12 A-5, LOT 3 (DPN 5), M/LCP 903, 2 BEDROOMS, SOILS REQUIRED, HRV AND DWHR REQUIRED	1	800,000
2560533 Ontario Inc c/o Stoney Creek Commercial	1830 Adelaide St N	Alter Restaurant INTERIOR ALTER FOR WILLIAMS FRESH CAFE	0	119,600
2730957 Ontario Inc	1994 Mallard Rd	Alter Warehousing ID - INTERIOR OFFICE RENOVATION	0	200,000
Glen Cairn Community Resource Centre	244 Adelaide St S	Alter Dental Offices CM - INTERIOR ALTERATION FOR DENTAL OFFICE	0	280,000
5016029 Ontario Inc	362 Richmond St	Alter Retail/Apt Complex CM - ALTER TO RENOVATE COMMERCIAL AND RESIDENTIAL UNITS ON ALL 4 STORES, 2/ MECHANICAL, PLUMB, STRUCT, FPD	0	300,000
LONDON & MIDDLESEX COMMUNITY HOUSING INC.	39 Tecumseh Ave E	Install-Apartment Building INSTALL NEW FIRE ALARM SYSTEM TO REPLACE EXISTING. BUILDING 1.		171,000
LONDON & MIDDLESEX COMMUNITY HOUSING INC.	39 Tecumseh Ave E	Install-Apartment Building INSTALL NEW FIRE ALARM SYSTEM TO REPLACE EXISTING. BUILDING 2		171,000
LONDON & MIDDLESEX COMMUNITY HOUSING INC.	39 Tecumseh Ave E	Install-Apartment Building INSTALL NEW FIRE ALARM SYSTEM TO REPLACE EXISTING. BUILDING 3		171,000
Carlon Properties Inc.	435 Callaway Rd	Install-Site Services INSTALL SITE SERVICES		596,123

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
AUBURN INC. AUBURN HOMES INC.	600 Guinness Way F	Erect-Townhouse - Condo ERECT - 4 UNITS - DPN'S 30, 32, 34, 36, 2 STOREY, SINGLE CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, SB-12 PERFORMANCE, NO DWHR, WITH A/C	4	852,100
AUBURN INC. AUBURN HOMES INC.	600 Guinness Way G	Erect-Townhouse - Condo ERECT - 4 UNITS - DPN'S 31, 33, 35, 37, 2 STOREY, SINGLE CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, SB-12 PERFORMANCE, NO DWHR, WITH A/C	4	852,100
AUBURN INC. AUBURN HOMES INC.	600 Guinness Way H	Erect-Townhouse - Condo RT - ERECT - DPN'S 25, 27, 29 - 2 STOREY, SINGLE CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, SB-12 PERFORMANCE, NO DWHR, WITH A/C	3	641,800
LIUNA 1059 TRAINING FUND MANAGEMENT INC. LIUNA 1059 TRAINING FUND MANAGEMENT INC. MANAGEMENT SECRETARIAT MANAGEMENT BOARD SECRETARIAT	635 Wilton Grove Rd 711 Exeter Rd	Alter Medical offices OM - INTERIOR ALTER FOR CHIROPRACTOR OFFICE, FRR/FPO Alter Correctional & Detention Centre ALTER INTERIOR FOR KITCHEN IN FEMALE DETENTION AREA, ROOM 141. Cooking Hood and Fire Suppression Shop Drawings to be submitted before full permit. Submit form for Integrated Testing Co-Ordinator.	0	210,000 403,000
THAMES VALLEY DISTRICT SCHOOL BOARD VALLEY DISTRICT SCHOOL BOARD	8 Mountsfield Dr	Alter Schools Elementary, Kindergarten ALTER FOR BARRIER FREE UPGRADES, ELEVATOR, WASHROOMS, LIFT, DOORS AND SITE WORK AS SPECIFIED ON PLANS. SHELL PERMIT ONLY - MISC METALS SHOP DRAWINGS AND GRCC TO BE SUBMITTED FOR REVIEW/APPROVAL PRIOR TO FABRICATION/INSTALLATION.	0	900,000
THAMES VALLEY DISTRICT SCHOOL BOARD VALLEY DISTRICT SCHOOL BOARD	8 Mountsfield Dr	Alter Schools Elementary, Kindergarten ALTER FOR BARRIER FREE UPGRADES, ELEVATOR, WASHROOMS, LIFT, DOORS AND SITE WORK AS SPECIFIED ON PLANS. SHELL PERMIT ONLY - MISC METALS SHOP DRAWINGS AND GRCC TO BE SUBMITTED FOR REVIEW/APPROVAL PRIOR TO FABRICATION/INSTALLATION.	0	900,000
JBL INC. JBL INC.	80 Essex St 82 Essex St	Add Triplex RENOVATION AND ADDITION TO EXISTING BUILDING Add Triplex RENOVATION AND ADDITION TO EXISTING TRIPLEX	0 0	361,400 361,400
ST JOSEPH'S HEALTH CARE LONDON	825 Commissioners Rd E	Install-Hospitals INSTALL GENERATORS AND STRUCTURAL PLATFORMS Foundation permit only	0	30,282,440



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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SIFTON LIMITED SIFTON PROPERTIES LIMITED	965 Upperpoint Ave A	Erect-Street Townhouse - Condo ERECT NEW 6 UNIT TOWNHOUSE BLOCK A - 2 STOREY, 3 BEDROOMS, 2 CAR GARAGE, UNFINISHED BASEMENT, NO DECK, WITH A/C, SB-12 AL, UNITS 1, 2, 3, 4, 5, 6, DWHR & HRV REQUIRED, SOILS REPORT REQUIRED.	6	2,318,000

Total Permits 25 Units 19 Value 46,837,663

** 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

Commercial Permits regardless of construction value