



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 22, 2020

**RE:** **Monthly Report for April 2020**

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

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

### **Permit Issuance**

By the end of April, 950 permits had been issued with a construction value of \$178 million, representing 308 new dwelling units. Compared to last year, this represents a 28% decrease in the number of permits, a 67% decrease in the construction value and a 57% decrease in the number of dwelling units.

To the end of April, the number of single and semi-detached dwellings issued were 197, which was a 9% increase over last year.

At the end of April, there were 806 applications in process, representing approximately \$750 million in construction value and an additional 1,761 dwelling units, compared with 574 applications having a construction value of \$584 million and an additional 1,175 dwelling units for the same period last year.

The rate of incoming applications for the month of April averaged out to 11.9 applications a day for a total of 239 in 20 working days. There were 82 permit applications to build 82 new single detached dwellings, 15 townhouse applications to build 56 units, of which 2 were cluster single dwelling units.

There were 174 permits issued in April totalling \$28 million including 80 new dwelling units.

### **Inspections**

#### **BUILDING**

*Building Inspectors* received 730 inspection requests and conducted 1,911 building related inspections. No inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 10 inspectors, an average of 191 inspections were conducted this month per inspector.

Based on the 730 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

#### **CODE COMPLIANCE**

*Building Inspectors* received 144 inspection requests and conducted 358 building related inspections. An additional 55 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 3 inspectors, an average of 119 inspections were conducted this month per inspector.

Based on the 144 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

## **PLUMBING**

*Plumbing Inspectors* received 610 inspection requests and conducted 1072 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 610 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

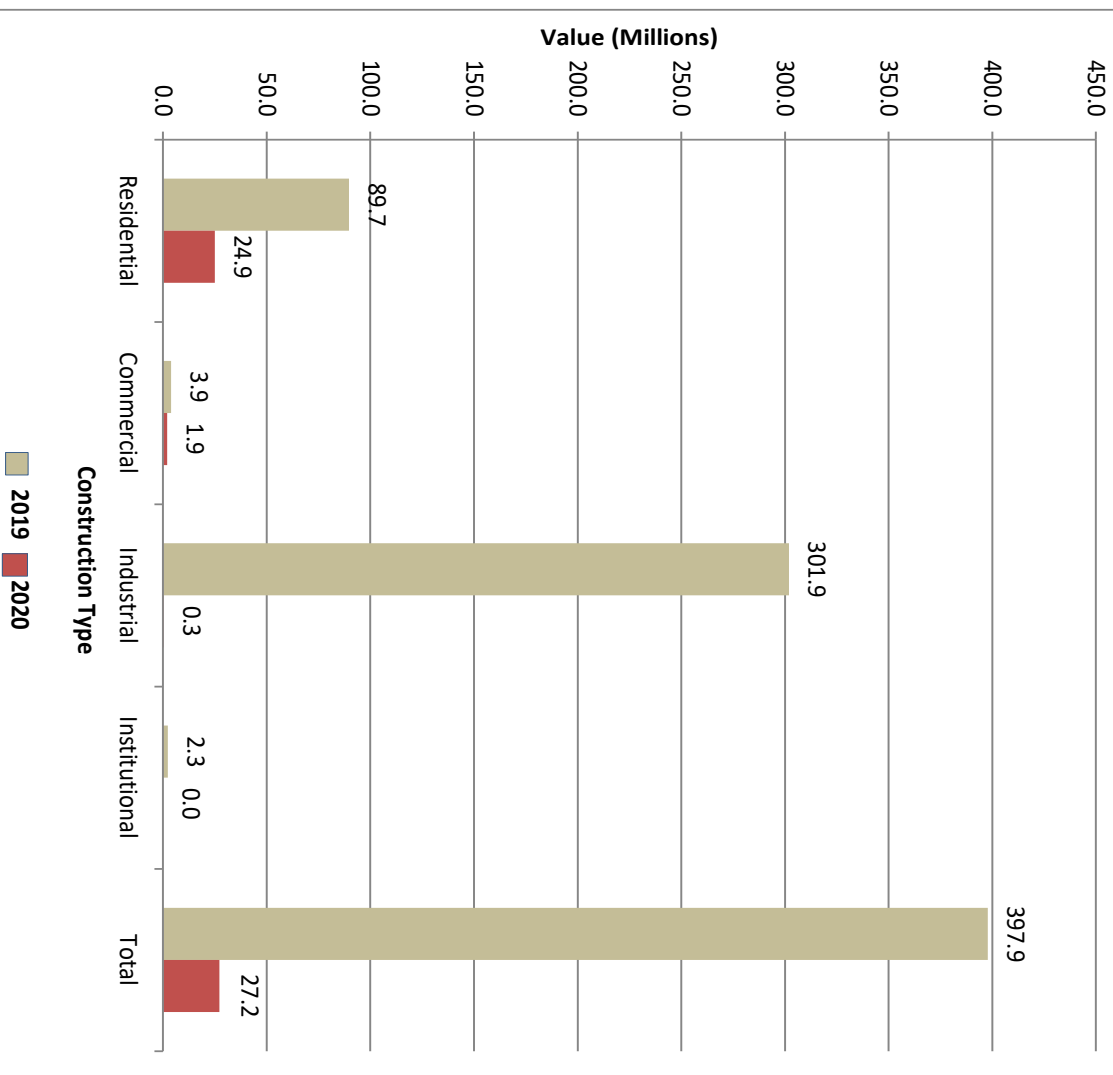
## CITY OF LONDON

### SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF April 2020

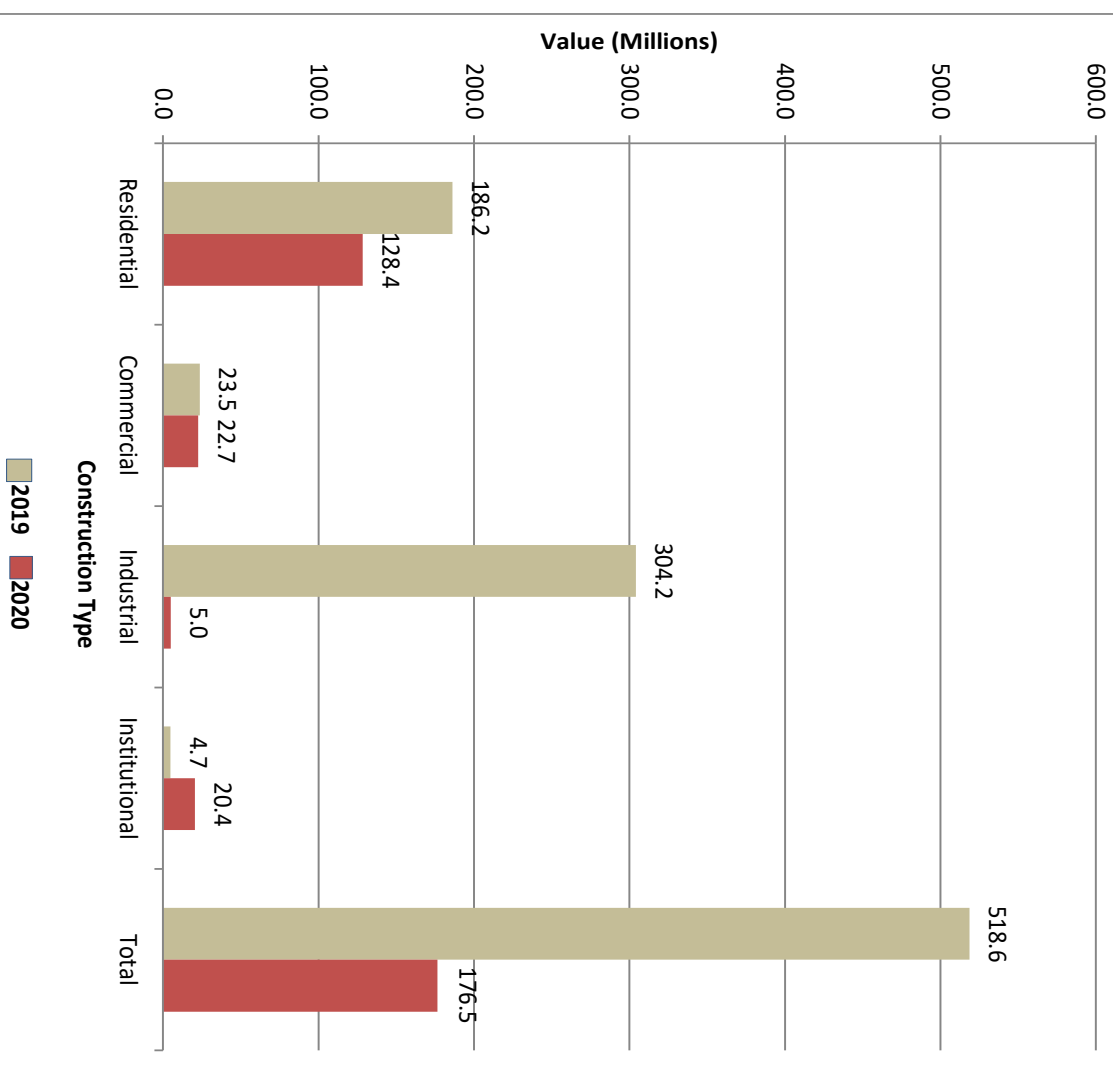
CLASSIFICATION	April 2020			to the end of April 2020			April 2019			to the end of April 2019		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	24	10,482,560	24	197	85,943,360	197	55	22,467,470	55	181	73,867,490	181
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	14	11,482,385	55	36	24,416,285	96	23	23,531,700	114	59	51,313,390	245
DUPLEX; TRIPLEX; QUAD; APT BLD	0	0	0	0	0	0	6	39,662,762	250	9	43,187,762	254
RES-ALTER & ADDITIONS	73	2,977,415	1	360	18,076,423	15	180	4,077,414	6	511	17,806,339	26
COMMERCIAL -ERECT	1	370,500	0	2	1,310,500	0	2	1,360,200	0	4	2,689,680	0
COMMERCIAL - ADDITION	0	0	0	2	2,001,800	0	0	0	0	2	2,800,000	0
COMMERCIAL - OTHER	11	1,561,400	0	107	19,357,306	0	54	2,572,900	0	193	18,045,370	0
INDUSTRIAL - ERECT	0	0	0	2	3,436,700	0	2	300,350,000	0	3	300,450,000	0
INDUSTRIAL - ADDITION	1	300,000	0	2	418,800	0	1	100,000	0	3	165,000	0
INDUSTRIAL - OTHER	1	5,000	0	15	1,118,837	0	11	1,455,000	0	31	3,571,900	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	0	0	0	36	17,831,200	0	7	2,332,340	0	33	4,733,910	0
AGRICULTURE	0	0	0	1	100,000	0	1	15,000,000	0	2	15,010,000	0
SWIMMING POOL FENCES	16	529,966	0	41	1,332,706	0	26	512,000	0	39	967,732	0
ADMINISTRATIVE	3	27,000	0	12	52,000	0	11	42,300	0	36	98,300	0
DEMOLITION	0	0	0	19	0	14	3	0	2	29	0	17
SIGNS/CANOPY - CITY PROPERT	0	0	0	1	0	0	3	0	0	12	0	0
SIGNS/CANOPY - PRIVATE PROP	30	0	0	115	0	0	46	0	0	168	0	0
<b>TOTALS</b>	<b>174</b>	<b>27,736,226</b>	<b>80</b>	<b>960</b>	<b>177,970,917</b>	<b>308</b>	<b>431</b>	<b>413,464,086</b>	<b>425</b>	<b>1,315</b>	<b>534,706,874</b>	<b>706</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  
April



Construction Value of Building Permits  
January to April



## City of London - Building Division

### Principal Permits Issued from April 1, 2020 to April 30, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Suncor Energy Inc	1253 Wellington Rd	Alter Service Stations CM - ALTERATION TO REPLACE GAS BAR CANAPY	0	600,000
Oxbury Centre	1299 Oxford St E	Erect-Offices ERECT DENTAL OFFICE SHELL BUILDING ONLY Shell Permit Only -Provide sealed Misc. Metals shop drawings for access ladder and awning to the Building Division for review prior to work in these areas	0	370,500
SIFTON PROPERTIES LIMITED	1565 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD ERECT NEW RT-CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOM, PARTIALLY FINISHED BASEMENT, REAR COVERED DECK, A/C INCLUDED, SB-12 HOT2000, PLAN 33R-20077	1	406,000
CF REALTY HLDG INC., C/O CADILLAC FAIRVIEW CORP CF REALTY HLDG INC., C/O CADILLAC FAIRVIEW CORP	1680 Richmond St	Alter Retail Store CM - INTERIOR ALTER TO UNITS U018A & U019A. PROVIDE SPRINKLER SHOP DRAWING. CONDITION: This permit has been issued under the Building Code Act and does not confer permission to proceed with any activity that is contrary to a statute, bylaw or order.	0	125,100
CF REALTY HLDG INC., C/O CADILLAC FAIRVIEW CORP CF REALTY HLDG INC., C/O CADILLAC FAIRVIEW CORP	1680 Richmond St	Alter Retail Store INTERIOR ALTERATIONS TO UNITS L043A AND L044A CONDITION: This permit has been issued under the Building Code Act and does not confer permission to proceed with any activity that is contrary to a statute, bylaw or order.	0	149,900
THE RIDGE AT BYRON INC. THE RIDGE AT BYRON INC.	1710 Ironwood Rd 16	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 4 BEDROOMS, PARTIALLY FINISHED BASEMENT, WITH DECK, WITH A/C, SB12 A5, UNIT 18	1	456,000
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES	1820 Canvas Way 16	Erect-Townhouse - Cluster SDD ERECT NEW RT-CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB-12 A1, MVLCP 927 DPN 16, HRV & DWHR REQUIRED.	1	434,000
Patrick Hazzard 2584857 Ontario Inc	1820 Canvas Way 70	Erect-Townhouse - Cluster SDD ERECT NEW RT-SDD 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB-12 A-1, MVLCP 927 UNIT 15, HRV & DWHR REQUIRED	1	535,000
2467913 ONTARIO INC. 2467913 ONTARIO INC.	2021 Oxford St E	Add Warehousing ADD- CONSTRUCTION OF FIRE PUMP BUILDING AND WATER SERVICES	0	300,000

## City of London - Building Division

### Principal Permits Issued from April 1, 2020 to April 30, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Glen Cairn Community Resource Centre	244 Adelaide St S	Alter Clubs, Non Residential CM - MECHANICAL AND PLUMBING ALTERATIONS, Requesting commercial cooking hood fire suppression shop drawing and GRCC.	0	225,000
FOXHOLLOW KENT DEVELOPMENTS INC. FOXHOLLOW NORTH KENT DEVELOPMENTS INC.	2650 Bur Oak Dr A	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE CONDO BLOCK A, 2674, 2668, 2662 AND 2656	4	772,585
1967172 Ontario Inc.	3380 Singleton Ave D	Erect-Townhouse - Condo ERECT BUILDING D, 5 UNITS, DPN'S 26,28,30,32,34, TWO CAR GARAGE. UNFINISHED BASEMENT, SB12-HOT2000	5	1,289,400
1967172 Ontario Inc.	3380 Singleton Ave E	Erect-Townhouse - Condo ERECT BUILDING E, DPN'S 36, 38, 40, 42, 44, 46, UNFINISHED BASEMENT, SB-12 HOT2000.	6	1,169,000
1967172 Ontario Inc.	3380 Singleton Ave F	Erect-Townhouse - Condo ERECT BUILDING F, DPN'S 48, 50, 52, 54, 56, 58, TWO CAR GARAGE, UNFINISHED BASEMENT, SB-12 PERFORMANCE(HOT2000).	6	1,336,000
1967172 Ontario Inc.	3380 Singleton Ave G	Erect-Townhouse - Condo ERECT BUILDING G, DPN'S 60, 62, 64, 66, UNFINISHED BASEMENT, SB-12 HOT2000.	4	795,200
1967172 Ontario Inc.	3380 Singleton Ave H	Erect-Townhouse - Condo ERECT BUILDING H, DPN'S 68, 70, 72, 74, 76, 78, UNFINISHED BASEMENT, SB-12 HOT2000.	6	1,169,000
1967172 Ontario Inc.	3380 Singleton Ave P	Erect-Townhouse - Condo ERECT BUILDING P, DPN'S 35, 37, 39, 41, 43, 45, UNFINISHED BASEMENT, SB-12 HOT2000.	6	1,169,000
ALMA HURST HOLDINGS LIMITED c/o GERALD ASA	4380 Wellington Rd S	Alter Retail Store INTERIOR ALTER FOR BULLS EYE NORTH	0	125,000
The Ironstone Building Company Inc	745 Chelton Rd L	Erect-Street Townhouse - Condo ERECT NEW 6 UNIT TOWNHOUSE BLOCK L - 1 STOREY, 3 BEDROOMS, 1 CAR GARAGE, FINISHED BASEMENT, WITH DECK, WITH A/C, SB-A1, DWHR & HRV REQUIRED, UNITS 2264, 2268, 2272, 2276, 2280, 2284	6	832,800
The Ironstone Building Company Inc	745 Chelton Rd M	Erect-Street Townhouse - Condo ERECT NEW 4 UNIT TOWNHOUSE BLOCK M - 1 STOREY, 3 BEDROOMS, 1 CAR GARAGE, FINISHED BASEMENT, WITH DECK, WITH A/C, SB-12 A1, HRV AND DWHR REQUIRED, UNITS 2244, 2248, 2252, 2256	4	559,200



## City of London - Building Division

### Principal Permits Issued from April 1, 2020 to April 30, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
The Ironstone Building Company Inc	745 Chelton Rd N	Erect-Street Townhouse - Condo ERECT NEW 4 UNIT TOWNHOUSE BLOCK N - 1 STOREY, 3 BEDROOMS, 1 CAR GARAGE, FINISHED BASEMENT, WITH DECK, WITH A/C, SB-12 A1, HRV AND DWHR REQUIRED, UNITS 2224, 2228, 2232, 2236	4	559,200

Total Permits 22 Units 55 Value 13,504,064

\* 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
Oxbury Centre

Commercial Permits regardless of construction value