



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: June 18, 2020

RE: Monthly Report for May 2020

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

Please note the May numbers include the effects of the COVID-19 Pandemic on the construction industry.

Permit Issuance

By the end of May, 1,239 permits had been issued with a construction value of \$284.9 million, representing 481 new dwelling units. Compared to last year, this represents a 32.9% decrease in the number of permits, a 56.3% decrease in the construction value and an 53.6% decrease in the number of dwelling units.

To the end of May, the number of single and semi-detached dwellings issued were 291, which was a 15.0% increase over last year.

At the end of May, there were 819 applications in process, representing approximately \$824 million in construction value and an additional 2,026 dwelling units, compared with 663 applications having a construction value of \$597 million and an additional 1,049 dwelling units for the same period last year.

The rate of incoming applications for the month of May averaged out to 19.4 applications a day for a total of 388 in 20 working days. There were 73 permit applications to build 73 new single detached dwellings, 10 townhouse applications to build 50 units, of which 1 was a cluster single dwelling unit.

There were 285 permits issued in May totalling \$106.9 million including 169 new dwelling units.

Inspections

BUILDING

Building Inspectors received 1,894 inspection requests and conducted 2,612 building related inspections. No additional inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections.

Based on the 1,894 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 227 building permit inspection requests and an additional 109 requested inspections related to complaints, business and liquor licenses, orders and miscellaneous inspections. 495 building related inspections were conducted.

Based on the 227 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 762 inspection requests and conducted 1,147 plumbing related inspections. One additional inspection was completed relating to complaints, business licenses, orders and miscellaneous inspections.

Based on the 762 requested inspections for the month, 99% were achieved within the provincially mandated 48 hour time allowance.

NOTE:

Conducted inspections can be higher than requested inspections. In some cases, one interior final inspection on a Single Detached Dwelling or any final inspection may require several open processes to be closed prior to completing the interior or building final inspection. One booked inspection could result in multiple inspections (4-8) being conducted and reported.

AD:cm
Attach.

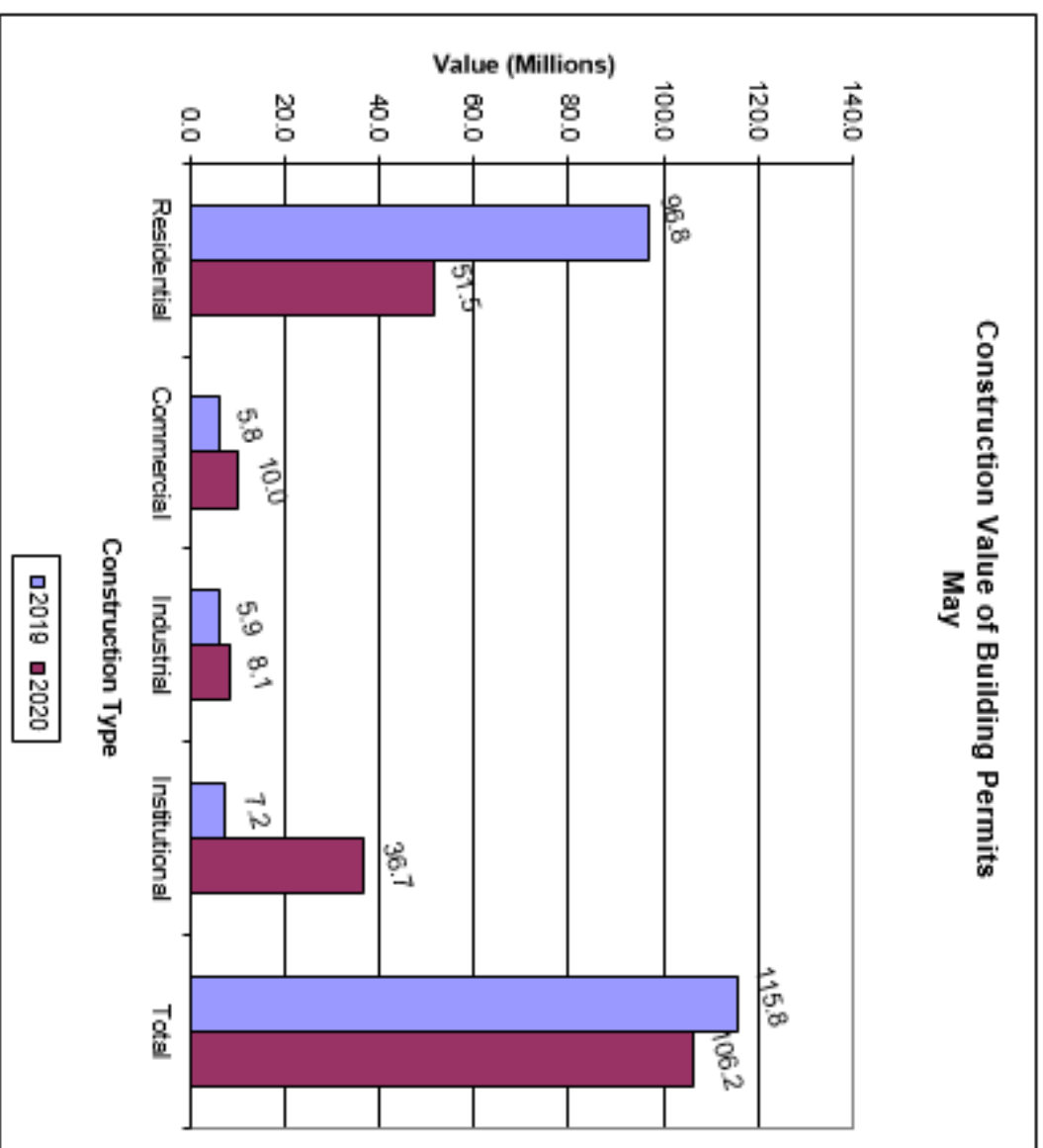
c.c.: A. DiCicco, T. Groeneweg, C. DeForest, O. Katolyk, D. Macar, M. Henderson, S. McHugh

CITY OF LONDON SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF May 2020

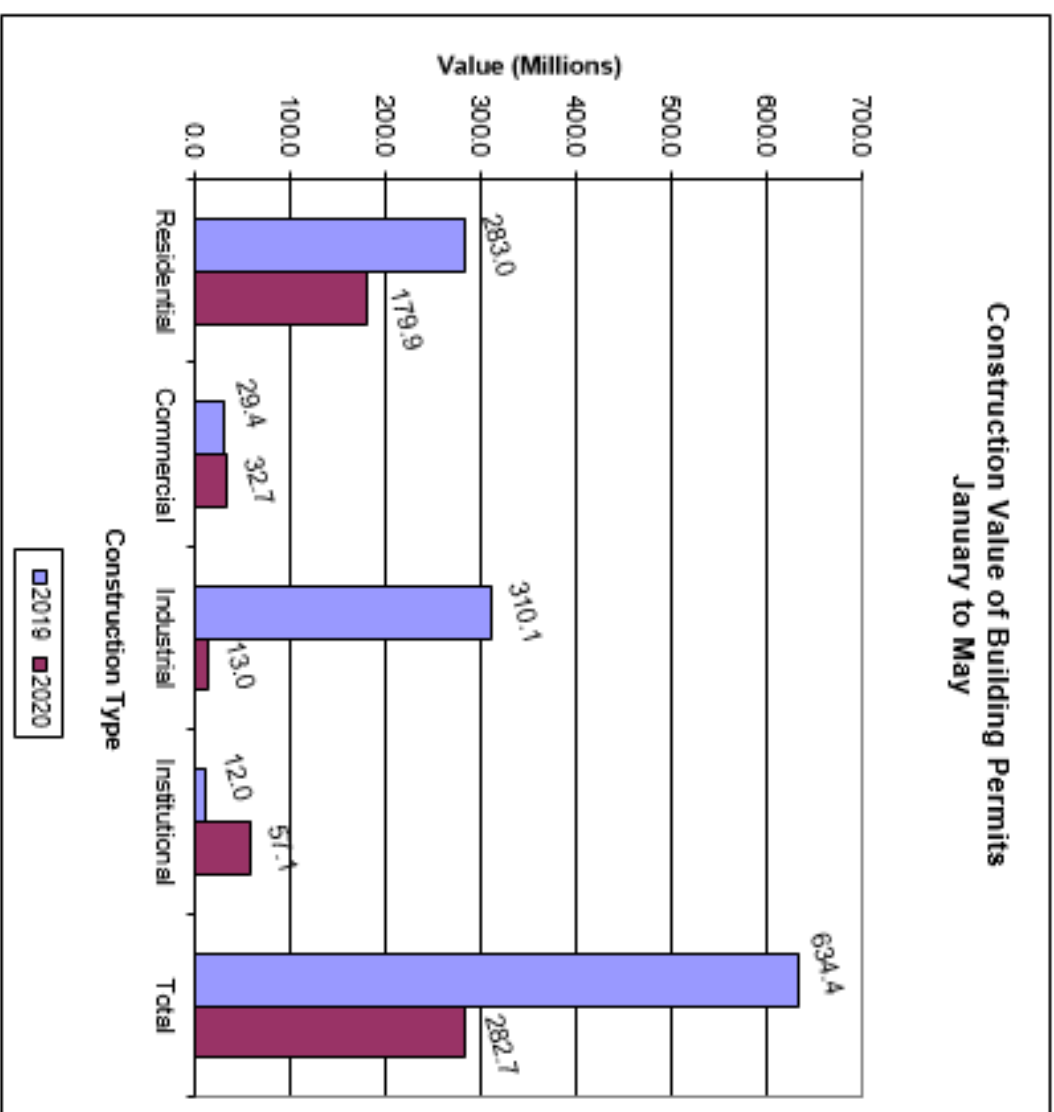
CLASSIFICATION	May 2020				to the end of May 2020				May 2019				to the end of May 2019			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	90	36,294,400	90	291	122,237,760	291	72	30,866,751	72	253	104,734,241	253	0	0	253	
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOWNHOUSES	4	2,226,600	9	40	26,642,885	105	15	12,867,700	62	74	64,181,090	307	74	64,181,090	307	
DUPLEX, TRIPLEX, QUAD, APT B	2	10,374,000	67	2	10,374,000	67	3	46,523,390	183	12	89,711,152	437	12	89,711,152	437	
RES-ALTER & ADDITIONS	74	2,563,950	3	434	20,640,373	18	232	6,554,386	14	743	24,362,225	40	743	24,362,225	40	
COMMERCIAL - ERECT	2	1,500,000	0	4	2,810,500	0	0	0	0	4	2,689,680	0	4	2,689,680	0	
COMMERCIAL - ADDITION	0	0	0	2	2,001,800	0	3	412,000	0	5	3,212,000	0	5	3,212,000	0	
COMMERCIAL - OTHER	54	8,516,325	0	161	27,874,231	0	48	5,413,200	0	241	23,458,570	0	241	23,458,570	0	
INDUSTRIAL - ERECT	0	0	0	2	3,436,700	0	1	680,000	0	4	301,130,000	0	4	301,130,000	0	
INDUSTRIAL - ADDITION	2	7,500,000	0	4	7,918,800	0	2	5,084,000	0	5	5,249,000	0	5	5,249,000	0	
INDUSTRIAL - OTHER	2	566,770	0	17	1,685,607	0	4	159,600	0	35	3,731,500	0	35	3,731,500	0	
INSTITUTIONAL - ERECT	1	32,000,000	0	2	32,575,000	0	0	0	0	0	0	0	0	0	0	
INSTITUTIONAL - ADDITION	1	1,400,000	0	2	3,400,000	0	1	126,000	0	1	126,000	0	1	126,000	0	
INSTITUTIONAL - OTHER	3	3,305,001	0	39	21,136,201	0	15	7,113,500	0	48	11,847,410	0	48	11,847,410	0	
AGRICULTURE	0	0	0	1	100,000	0	2	600,000	0	4	15,610,000	0	4	15,610,000	0	
SWIMMING POOL FENCES	26	596,334	0	67	1,929,040	0	32	656,800	0	71	1,624,533	0	71	1,624,533	0	
ADMINISTRATIVE	7	36,000	0	19	88,000	0	8	35,500	0	44	133,800	0	44	133,800	0	
DEMOLITION	5	0	4	24	0	18	7	0	2	36	0	19	36	0	19	
SIGNS/CANOPY - CITY PROPER	0	0	0	1	0	0	5	0	0	17	0	0	17	0	0	
SIGNS/CANOPY - PRIVATE PRO	12	0	0	127	0	0	82	0	0	249	0	0	249	0	0	
TOTALS	285	106,879,980	169	1,239	284,850,897	481	532	117,092,827	331	1,846	651,801,201	1,037	1,846	651,801,201	1,037	

- 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
May



Construction Value of Building Permits
January to May



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

Owner	Project Location	Proposed Work	Construction	
			No. of Units	Value
Cargill Value Added Meats- Canada Attn: Tax & Customs	10 Cuddy Blvd	Add Food Processing Plant ID - ADDING 430 M2 FOOD PROCESSING PLANT AREA TO THE EXISTING BUILDING SHELL ONLY - Provide structural steel shop drawings with the connection details and the existing roof reinforcing at new exhaust fan location (if it is required) to the Building Division for review prior to work in these areas	0	3,500,000
LONDON CITY	109 Greenside Ave	Alter Water Filtration FIRE ALARM SYSTEM UPGRADE	0	547,770
Ingredion Canada Corporation	1100 Green Valley Rd	Add Food Processing Plant INSTALL FOUNDATION AND EQUIPMENT	0	4,000,000
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter Retail Plaza CM - ADDITION AND RENOVATION OF MAIN ENTRANCE AND TENANT AREAS Submit sprinkler system Shop Drawings for review; with the COMMITMENT TO Review form showing "fire protection."	0	3,500,000
The Board of of Western Ontario The Board of Governors The University of Western Ontario	1151 Richmond St	Erect-University ERECT NEW VIVARIUM BUILDING. CONDITIONAL FOUNDATION PERMIT ONLY. INCLUDING SITE SERVICES. SUBMIT FIRE STOP DETAILS. SUBMIT RETAINING WALL AND MISC METALS SHOP DRAWINGS. SUBMIT SPRINKLER SHOP DRAWINGS. SUBMIT FPO GROC.	0	32,000,000
The Board of of Western Ontario The Board of Governors The University of Western Ontario	1151 Richmond St	Alter University INTERIOR RENOVATIONS AND UPGRADES OF SPENCER BUILDING LAB AND OFFICES ON 2ND AND 3RD FLOORS. SHELL PERMIT ONLY. SUBMIT FIRESTOPPING DETAILS. SUBMIT GROC FOR FIRE PROTECTION. SUBMIT SPRINKLER SHOP DRAWINGS. NO MECH/PLUMB WORK UNTIL REVISIONS HAVE BEEN APPROVED.	0	3,300,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	1250 Dundas St	Install-offices COMM - INSTALL SITE SERVICES IN PARKING LOT AT EDUCATION CENTRE, FRR		1,400,000
Oxbury Centre	1299 Oxford St E	Alter offices INTERIOR FIT UP FOR FANSHAWE COLLEGE'S ADMINISTRATION OFFICES + MINOR EXTERIOR REPAIR WORK	0	2,700,000
Hazard Homes Ltd	1315 Twilite Blvd	Erect-Duplex ERECT NEW BUILD, 2 STOREY, 2 CAR GARAGE, 5 BEDROOMS, FINISHED BASEMENT, NO DECK, A/C INCLUDED, S812-A1, 33M-750 LOT 67, SOILS REPORT REQUIRED, HRV & DWHR REQUIRED, SECONDARY DWELLING UNIT **NO A/C ON PLANS**	2	374,000

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
2569401 ONTARIO INC.	2569401 ONTARIO INC. 1509 Fanshawe Park Rd W	Erect-Automobile Repair Garage ERECT SHELL BUILDING FOR FUTURE AUTO REPAIR BUSINESS, BUILDING A *SITE SERVICING PERMIT #19-035553* *TENANT FINISH PERMIT REQUIRED FOR EACH UNIT*	0	750,000
2569401 ONTARIO INC.	2569401 ONTARIO INC. 1509 Fanshawe Park Rd W	Erect-Automobile Repair Garage ERECT SHELL BUILDING FOR FUTURE AUTO REPAIR BUSINESS, BUILDING B *SITE SERVICING PERMIT #19-035553* *TENANT FINISH PERMIT REQUIRED FOR EACH UNIT*	0	750,000
CF REALTY HLDG INC., FAIRVIEW CORP CF REALTY HLDG INC., c/o CADILLAC FAIRVIEW CORP	1680 Richmond St THE RIDGE AT BYRON INC. THE RIDGE AT BYRON INC. 1710 Ironwood Rd 10	Alter Retail Store CM - INTERIOR ALTERATIONS TO UNIT U021 FOR AMERICAN EAGLE Erect-Townhouse - Cluster SDD ERECT NEW BUILD, 1 STOREY, 2 CAR GARAGE, 1 BEDROOM, UNFINISHED BASEMENT, COVERED DECK, A/C INCLUDED, SB12-A1, UNIT 21 DPN 10 MUN. NUMBER 1710 MWLCP 903, HRV & DWHR REQUIRED	0	282,000
Z- Group	1820 Canvas Way 22	Erect-Street Townhouse - Condo ERECT NEW BUILD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, NO DECK, A/C INCLUDED, SB12-A1, HRV & DWHR REQUIRED	1	357,200
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES	1820 Canvas Way 27	Erect-Townhouse - Cluster SDD ERECT NEW BUILD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB12-A1, HRV & DWHR REQUIRED.	1	326,600
2692207 Ontario Ltd	200 Callaway Rd	Install-Apartment Building INSTALL SITE SERVICES		300,000
ZERIN DEVELOPMENT CORPORATION	440 Clarke Rd 529 Princess Ave	Erect-Apartment Building ERECT 4 STOREY APARTMENT BUILDING Alter Triplex INTERIOR RENOVATIONS TO TRIPLEX May 13, 2020- Alternative solution proposal for the shared egress facility is accepted by the Building Division	65	10,000,000
	63 Ford Cres	Add Duplex RA - ADD - FOR REAR YARD ADDITION AND TO CREATE SECONDARY DWELLING, FULL RENO, PLUMBING, MECHANICAL, STRUCTURAL	0	170,000
	63 Ford Cres	Add Duplex RA - ADD - FOR REAR YARD ADDITION AND TO CREATE SECONDARY DWELLING, FULL RENO, PLUMBING, MECHANICAL, STRUCTURAL	1	312,500
CANADIAN REFORMED SCHOOL SOCIETY OF LONDON AND DISTRICT	7 Howard Ave	Add Schools Elementary, Kindergarten IS - ADDITION AND RENOVATION OF EXISTING SCHOOL	0	1,400,000



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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SIFTON PROPERTIES LIMITED	965 Upperpoint Ave B	Erect-Townhouse - Condo ERECT NEW 6 UNIT TOWNHOUSE BLOCK B - 2 STOREY, 3 BEDROOMS & 4 BEDROOMS, 2 CAR GARAGE, UNFINISHED BASEMENT, NO DECK, WITH A/C, SB-12 AL, UNITS 7, 8, 9, 10, 11, 12, DWHR & HRV REQUIRED, SOILS REPORT REQUIRED.	6	1,180,800
99 BELMONT HOLD LTD C/O BRIARLANE RENTAL PROP MGMT	99 Belmont Dr	Alter Restaurant CM - INTERIOR ALTER FOR NEW RESTAURANT. PERMIT PLANS: note that drawing E-1 dated May 19 must be stored on-site. The approved plan includes a requirement for washroom fans.	0	150,000

Total Permits 23 Units 77 Value 67,790,870

* 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
2568401 ONTARIO INC.
2568401 ONTARIO INC.
2451271 ONTARIO INC.
2451271 ONTARIO INC.

Commercial Permits regardless of construction value