



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: August 31, 2020

RE: Monthly Report for July 2020

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

Permit Issuance

By the end of July, 2,118 permits had been issued with a construction value of \$503.3 million, representing 972 new dwelling units. Compared to last year, this represents a 23.7% decrease in the number of permits, a 39.4% decrease in the construction value and a 29.7% decrease in the number of dwelling units.

To the end of July, the number of single and semi-detached dwellings issued were 482, which was a 24.9% increase over last year.

At the end of July, there were 1,031 applications in process, representing approximately \$909 million in construction value and an additional 2,344 dwelling units, compared with 610 applications having a construction value of \$460 million and an additional 566 dwelling units for the same period last year.

The rate of incoming applications for the month of July averaged out to 20.6 applications a day for a total of 454 in 22 working days. There were 56 permit applications to build 56 new single detached dwellings, 11 townhouse applications to build 43 units, of which 3 were cluster single dwelling units.

There were 484 permits issued in July totalling \$116.3 million including 277 new dwelling units.

Inspections

BUILDING

Building Inspectors received 2,616 inspection requests and conducted 3,327 building related inspections. An additional 2 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections.

Based on the 2,616 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 475 inspection requests and conducted 550 building related inspections. An additional 101 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections.

Based on the 475 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 1,243 inspection requests and conducted 1,573 plumbing related inspections. An additional 9 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections.

Based on the 1,243 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

NOTE:

Conducted inspections can be higher than the 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 July 2020

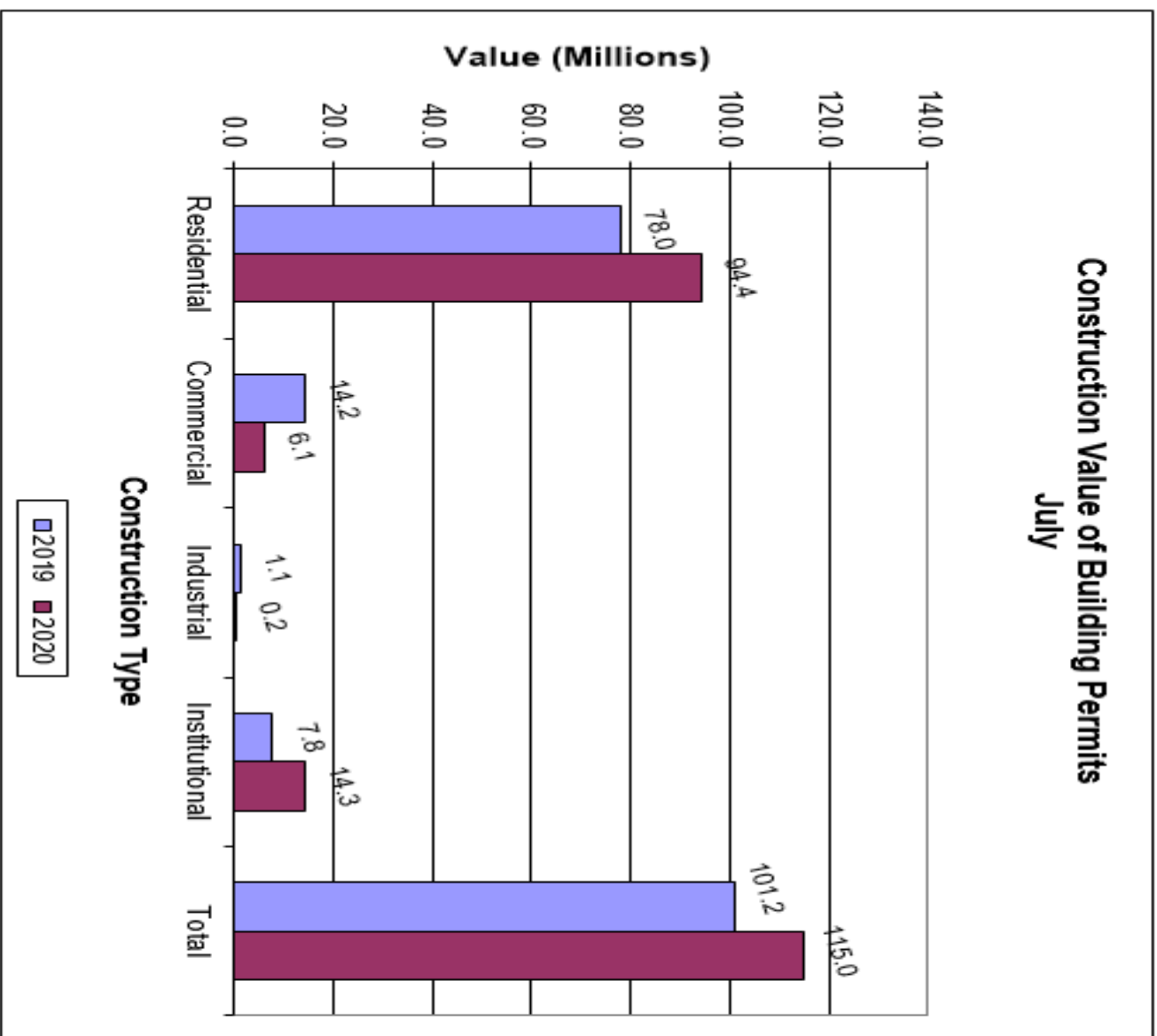
CLASSIFICATION	July 2020				to the end of July 2020				July 2019				to the end of July 2019			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	105	44,354,200	105	481	203,460,504	481	79	32,294,885	79	385	162,129,076	385				
SEMI DETACHED DWELLINGS	1	354,000	2	1	354,000	2	0	0	0	0	0	0				
TOWNHOUSES	19	21,875,300	70	73	65,143,485	242	5	4,164,030	17	91	77,333,870	364				
DUPLEX,TRIPLEX,QUAD,APT BLDG.	2	23,000,000	97	6	49,878,800	224	2	36,482,700	146	15	127,089,852	588				
RES.-ALTER & ADDITIONS	184	4,835,093	3	741	29,993,516	23	205	5,101,260	4	1,116	33,725,362	47				
COMMERCIAL-ERECT	1	500,000	0	8	4,660,300	0	4	7,958,070	0	10	15,297,750	0				
COMMERCIAL-ADDITION	0	0	0	2	791,800	0	4	3,269,500	0	11	8,619,000	0				
COMMERCIAL-OTHER	23	5,625,250	0	206	44,006,135	0	32	2,961,910	0	318	39,560,080	0				
INDUSTRIAL-ERECT	0	0	0	2	3,436,700	0	1	800,000	0	6	302,380,000	0				
INDUSTRIAL-ADDITION	0	0	0	4	7,918,800	0	0	0	0	5	5,249,000	0				
INDUSTRIAL-OTHER	2	165,000	0	23	2,272,607	0	6	347,020	0	48	5,139,320	0				
INSTITUTIONAL-ERECT	1	250,000	0	3	32,825,000	0	0	0	0	1	9,816,800	0				
INSTITUTIONAL-ADDITION	2	8,618,000	0	8	15,178,000	0	2	3,448,600	0	4	4,901,800	0				
INSTITUTIONAL-OTHER	39	5,383,800	0	98	38,048,001	0	53	4,334,050	0	124	20,102,960	0				
AGRICULTURAL	0	0	0	1	100,000	0	1	30,000	0	5	15,640,000	0				
SWIMMING POOL FENCES	58	1,368,663	0	220	5,087,499	0	35	711,753	0	147	3,172,617	0				
ADMINISTRATIVE	3	7,000	0	26	95,000	0	23	61,000	0	93	255,000	0				
DEMOLITION	8	0	5	40	0	28	8	0	5	52	0	28				
SIGNS/CANOPY-CITY PROPERTY	0	0	0	2	0	0	6	0	0	24	0	0				
SIGNS/CANOPY-PRIVATE PROPERTY	36	0	0	173	0	0	36	0	0	323	0	0				
TOTALS	484	116,336,306	277	2,118	503,250,146.64	972	502	101,964,778	246	2,778	830,412,487	1,384				

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

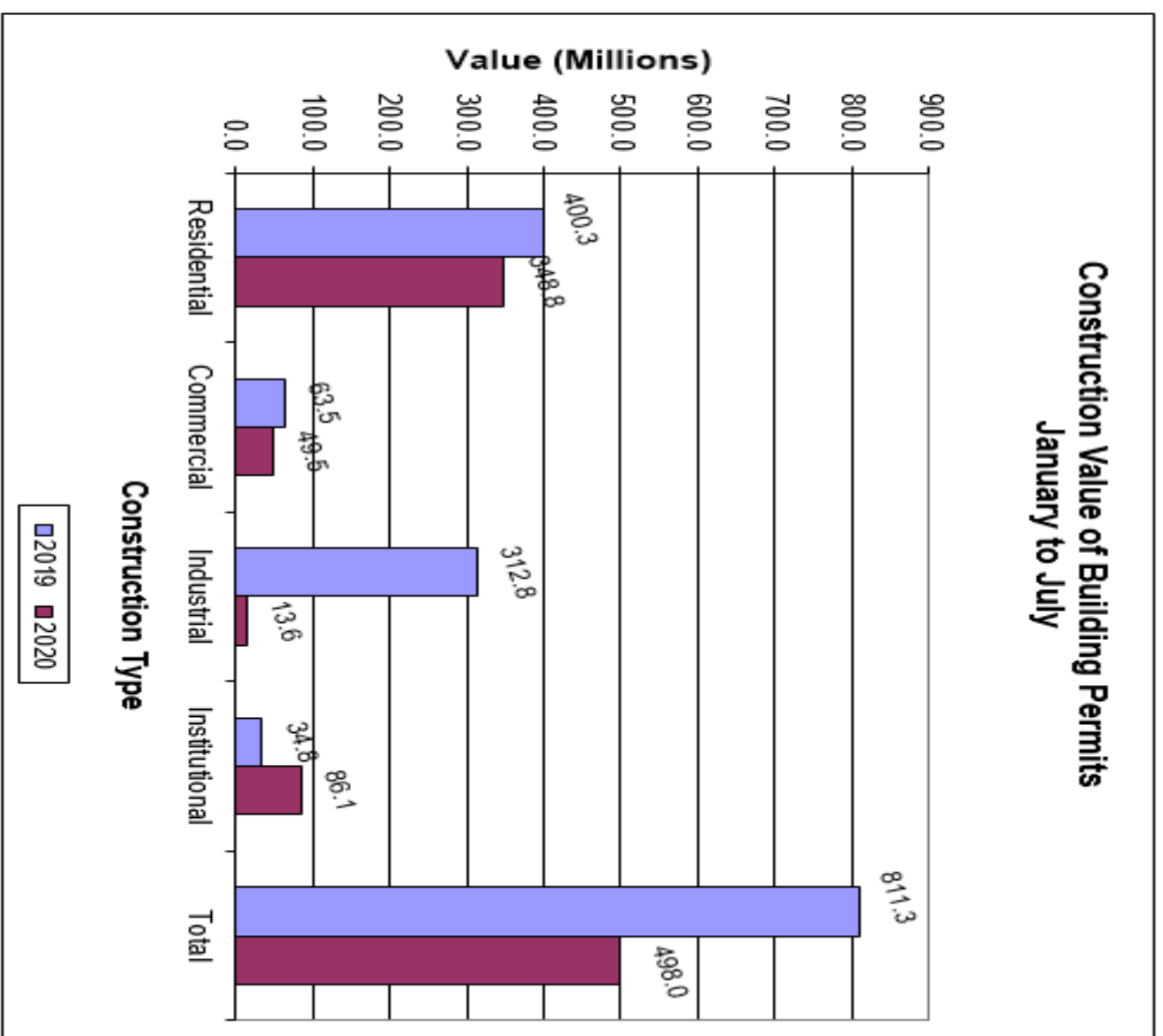
2) Mobile Signs are no longer reported.

3) Construction Values have been rounded up.

Construction Value of Building Permits July



Construction Value of Building Permits January to July



City of London - Building Division

Principal Permits Issued from July 1, 2020 to July 31, 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 FANSHAWE COLLEGE - INTERIOR LIBRARY RENOVATIONS Submit sprinkler shop drawing.	0	3,200,000
SIFTON PROPERTIES LIMITED	1095 Upperpoint Ave A	Erect-Street Townhouse - Condo ERECT 6 UNIT STREET TOWNHOUSE BLOCK A, DPNS 1115, 1113, 1111, 1109, 1107, 1005. SOILS REPORT REQUIRED. UNFINISHED BASEMENTS. SB12-A1	6	1,202,400
	112 Woodholme Close	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD. 1 STOREY, 3 CAR GARAGE, 5 BEDROOMS. FINISHED BASEMENT WALK OUT, DECK INCLUDED, A/C INCLUDED SB-12 A1, UNIT 6 VACANT LAND CONDO PLAN No 717. HRV & DWHR REQUIRED. SOILS REPORT REQUIRED.	1	495,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	1150 Lander St	Add Schools Elementary, Kindergarten ADDITION FOR NEW LULA LIFT AND INTERIOR ALTERATIONS FOR WASHROOMS SHELL PERMIT ONLY: SPRINKLER DRAWINGS FOR ADDITION & FIRE PROTECTION GRCC REQUIRED.	0	118,000
Middlesex Condominium Corporation No. 169	1180 Commissioners Rd W	Alter Garage for Apartment Building ALTER FOR REPAIRS TO PARKING STRUCTURE AND WATERPROOFING Shell Permit Only - Provide sealed railing shop drawings to the Building Division for review prior to work in these areas	0	538,000
LONDON SUMMERSIDE CORP. SUMMERSIDE CORP.	1305 Commissioners Rd E	Alter Gymnasia CM - INTERIOR ALTERATION TO FINISH UNIT 108. Sprinkler Shop drawings to be submitted for review. (Hydraulic calculation may not be required, if Base Building is approved.)	0	132,100
LONDON SUMMERSIDE CORP. SUMMERSIDE CORP.	1305 Commissioners Rd E	Alter Gymnasia CM - INTERIOR ALTERATION TO FINISH UNIT 107. Submit sprinkler system Shop Drawings for review. Hydraulic calculation may not be necessary if the Base Building design is approved.	0	195,650
White Owl Properties Limited	15 Buchanan Ct	Alter Automobile Repair Garage CM - Interior alteration, new overhead door installation and exterior walls repair.	0	900,000
London City	1585 Riverbend Rd	Install-Site Services Install Site Services for new splash pad - Backflow preventer, Sewer and Water connections. Zoning not required - City Property from DCS - Paula		125,000

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SHERWOOD FOREST SQUARE LTD SHERWOOD FOREST SQUARE LTD.	160 Sherwood Forest Sq D	Erect-Apartment Building RA - ERECT 4 STOREY APARTMENT BUILDING D Shell Permit Only –Provide sealed Misc. Metals for the stair guards, window well grates, roof access ladder and load bearing structural steel stud walls shop drawings to the Building Division for review prior to work in these areas	32	14,000,000
KENMORE HOMES INC. KENMORE HOMES INC.	1620 Noah Bend A	Erect-Townhouse - Condo RT - ERECT - NEW TOWNHOUSE CONDO, BLOCK A, 4 UNITS - 1634 (UNIT 1), 1630 (UNIT 2), 1626 (UNIT 3), 1622 (UNIT 4) 2 STOREY, UNFINISHED LOOK-OUT BASEMENT, 3 BEDROOMS, 1 CAR GARAGE, SB-12 'A1', DWHR & HRV REQUIRED. ***SHELL PERMIT ONLY***	4	636,000
KENMORE HOMES INC. KENMORE HOMES INC.	1620 Noah Bend B	Erect-Townhouse - Condo RT - ERECT NEW TOWNHOUSE CONDO, BLOCK B, 5 UNITS - 1618 (UNIT 5), 1614 (UNIT 6), 1610 (UNIT 7), 1606 (UNIT 8), 1602 (UNIT 9) 2 STOREY, UNFINISHED LOOK-OUT BASEMENT, 3 BEDROOMS, 1 CAR GARAGE, SB-12 'A1', DWHR & HRV REQUIRED. ***SHELL PERMIT ONLY***	5	793,600
THE RIDGE AT BYRON INC. THE RIDGE AT BYRON INC.	1710 Ironwood Rd 65	Erect-Townhouse - Cluster SDD ERECT RT CLUSTER SDD - 1 STOREY, 2 CAR GARAGE, 2 BEDROOMS, UNFINISHED BASEMENT, COVERED REAR DECK, SB-12 A5, MWLCP 903 LEVEL 1 UNIT 44, HRV & DWHR REQUIRED.	1	338,000
RICHMOND HYLAND CENTRE INC. RICHMOND HYLAND CENTRE INC.	1725 Richmond St	Erect-Retail Store COMM - ERECT COMMERCIAL SHELL BUILDING	0	500,000
Z- Group	1820 Canvas Way 72	Erect-Townhouse - Cluster SDD ERECT NEW RT-SDD, 2 STOREY, 2 CAR GARAGE, 3 BEBRROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB-12 A1, MWLCP 927 UNIT 14 DPN 72, HRV & DWHR REQUIRED. Soils report required.	1	322,000
Z- Group	1820 Canvas Way 80	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB-12 A1, HRV & DWHR REQUIRED.	1	330,000
Z- Group	1820 Canvas Way 84	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD 2 STOREY, 3 BEDROOM, 2 CAR GARAGE, UNFINISHED BASEMENT, NO DECK WITH A/C, SB-12 A1, MWLCP 927 DPN 84 (UNIT 8) HRV & DWHR REQUIRED. SOILS REPORT REQUIRED.	1	386,000

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Patrick Hazzard 2584857 Ontario Inc	1820 Canvas Way C	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK FOR DPNs 46, 48, 50, 52, 54, 56, 58	7	1,130,400
PAM GARDENS NON PROFIT HOUSING INC. PAM GARDENS NON PROFIT HOUSING INC.	191 Commissioners Rd W	Erect-Apartment Building ERECT 7 STOREY APARTMENT BUILDING. ON GROUND PARKING ONLY. FOUNDATION PERMIT ONLY. PROVIDE SEALED GUARDS/HAMDRAILS SHOP DRAWINGS PRIOR TO WORK IN THESE AREAS. SUBMIT FIRE STOPPING DETAILS. Submit sprinkler system shop drawings for review and signed form for Integrated Testing Co-Ordinator prior to full permit.	65	9,000,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	191 Dawn Dr	Alter Schools Elementary, Kindergarten New barrier free washroom; Fire alarm upgrade; Ceiling replacement; Doors and hardware replacement; Minor structural works NF1 - Elementary school - PJS	0	150,000
SIFTON PROPERTIES LIMITED	216 Atkinson Blvd	Alter Duplex ALTER TO CREATE SECONDARY DWELLING UNIT IN BASEMENT, 2 BEDROOMS, LIVINGROOM/DININGROOM/KITCHEN, LAUNDRY & BATHROOM. ALSO REPLACE SEWERLINE	1	110,000
GREENGATE LTD. GREENGATE VILLAGE LTD.	2610 Kettering Pl G 2725 Asima Dr	Erect-Street Townhouse - Condo ERECT NEW STREET TOWNHOUSE BLOCK G, ADDRESSES 2598, 2600, 2602 Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - 8 UNITS 2711, 2715, 2719, 2723, 2727, 2731, 2735, 2739	3 8	555,700 1,400,000
CONVERTUS CANADA LTD	307 Commissioners Rd W	Alter Offices ALTER EXISTING INTERIOR OFFICE SPACE FOR CONVERTUS CANADA LTD.	0	250,000
2290874 Ontario Inc	3260 Singleton Ave AA	Erect-Townhouse - Condo Townhouse Building - Erect new townhouse - Townhouse - Condo BLDG AA Townhouse building DPN 43,45,80,78, Lot 20,22,21,23 respectively	4	1,200,000
2290874 Ontario Inc	3260 Singleton Ave BB	Erect-Townhouse - Condo Erect new townhouse condo BLDG BB, DPN 47,49,76,74 Lots 24,26,25,27 respectively. 3 storey, no basementsB-12 A-5. Soils report required.	4	1,200,000
2290874 Ontario Inc	3260 Singleton Ave W	Erect-Townhouse - Condo ERECT 2 UNITS, TOWNHOUSE BLOCK W, 3 STOREY, 1 CAR GARAGE, 3 BEDROOMS, NO BASEMENT, NO DECK, A/C INCLUDED, SB12-A5, HRV & DWHR REQUIRED, DPN 35 & 40. SOILS REPORT REQUIRED.	2	474,600
2290874 Ontario Inc	3260 Singleton Ave X	Erect-Townhouse - Condo ERECT 4 UNITS, TOWNHOUSE BLOCK U, 3 STOREY, 1 CAR GARAGE, 3 BEDROOMS, NO BASEMENT, NO DECK, A/C INCLUDED, SB12-A5, HRV & DWHR REQUIRED, DPN 33,42,31,44. SOILS REPORT REQUIRED.	4	947,800

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
2290874 Ontario Inc	3260 Singleton Ave Y	Erect-Townhouse - Condo Erect Block Y, 4 Units, 3 storey with one car garage, no basement. SB-12 A5. Soils report required. DPN 27,29,46,48	4	947,800
2290874 Ontario Inc	3260 Singleton Ave Z	Erect-Townhouse - Condo Erect building Z, two units, 3 storey w/one car garage, no basement. DPN 41 & 82. SB-12 A-5. Soils report required.	2	542,000
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	332 Central Ave 339 Windermere Rd	Alter Hairdressing Shop CM - INTERIOR ALTER FOR HAIR SALON Alter Hospitals INTERIOR ALTERATIONS TO LHSC EMERGENCY BOILER ROOM + EXTERIOR ALTERATIONS	0 0	250,000 220,800
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	349 Tweedsmuir Ave	Add Schools Elementary, Kindergarten ADDING GYM AREA AND RENOVATING OF ADM. OFFICES AND CLASSROOMS Shell Permit Only -Provide sealed Misc. Metals for the stair guards and stairs shop drawings to the Building Division for review prior to work in these areas. Provide sprinkler plan and GRCC, ITC form and ITC plan.	0	8,500,000
HABITAT FOR HUMANITY HEARTLAND ONTARIO HABITAT FOR HUMANITY HEARTLAND ONTARIO	374 Simcoe St	Alter Apartment Building Balcony and guard repairs	0	101,000
Theatre London Foundation	471 Richmond St	Alter Theatre/Cinema ADDITION TO THIRD FLOOR, FRR/FPO Shell Permit Only -Provide sealed guards shop drawings to the Building Division for review prior to work in these areas. Submit sprinkler system Shop Drawings to City for review.	0	800,000
Theatre London Foundation	471 Richmond St	Alter Theatre/Cinema RENOVATION OF INTERIOR SPACES TO MODERNIZE PUBLIC AND ARTIST SPACES FRR/FPO Shell Permit Only -Provide sealed guards shop drawings to the Building Division for review prior to work in these areas Submit sprinkler system Shop Drawings to City for Review.	0	2,500,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	509 Waterloo St	Alter Schools Secondary, High, Jr. High ALTER - CENTRAL SECONDARY SCHOOL - RENOVATE EXISTING WASHROOMS ON FIRST AND SECOND FLOORS WITH OTHER MINOR WORKS	0	250,000
CORPORATION OF THE CITY OF LONDON	7112 Beattie St	Erect-Non-Residential Accessory Building DEMO OF EXISTING FIELD HOUSE AND CONSTRUCTION OF A NEW FIELD HOUSE	0	250,000
The Ironstone Building Company Inc	745 Chelton Rd G	Erect-Townhouse - Condo Townhouse Building - Erect new townhouse - Townhouse - Condo Block G - 7 units - DPN's 1, 3, 5, 7, 9, 11, 13 - 2 storey traditional townhome with finished basement, AC and deck	7	8,000,000

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
AARON CONSTRUCTION LIMITED Aaron Construction Limited	750 Viscount Rd	Alter Apartment Building Repair of exterior walls and balconies	0	209,781
Aaron Construction Limited	760 Viscount Rd	Alter Apartment Building Repair of exterior walls and balconies	0	209,781
Aaron Construction Limited	770 Viscount Rd	Alter Apartment Building Repair of exterior walls and balconies	0	209,781
Aaron Construction Limited	780 Viscount Rd	Alter Apartment Building Repair of exterior walls and balconies	0	209,781
785 Wonderland Road Inc C/O Mccor Management (East) In	785 Wonderland Rd S	Alter Offices ALTER INTERIOR FOR OFFICE - SECOND STOREY UNIT 224	0	280,000
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Alter Hospitals INTERIOR ALTER TO DENTAL XRAY ROOM	0	170,000
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Alter Hospitals INTERIOR ALTER TO CART WASHER ROOM	0	340,000
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Alter Hospitals Interior alter to the food service department Submit sprinkler plan.	0	650,000
WESTHAVEN HOMES (2008) INC. WESTHAVEN HOMES (2008) INC.	965 Upperpoint Ave C	Erect-Townhouse - Condo ERECT NEW 5 UNIT TOWNHOUSE, BLOCK C, DPN's 949, 947, 945, 943, 941	5	984,000
Total Permits 48 Units 168 Value 66,144,975				

** 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

CENTRE INC. RICHMOND
 HYLAND RICHMOND HYLAND
 CENTRE INC.