



## 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:** October 13, 2020

**RE: Monthly Report for September 2020**

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

### **Permit Issuance**

By the end of September, 2,977 permits had been issued with a construction value of \$1.06 billion, representing 2,457 new dwelling units. Compared to last year, this represents a 16.5% decrease in the number of permits, a 1.1% increase in the construction value and a 25.2% increase in the number of dwelling units.

To the end of September, the number of single and semi-detached dwelling units issued were 662, which was a 28.8% increase over last year.

At the end of September, there were 928 applications in process, representing approximately \$646 million in construction value and an additional 1,352 dwelling units, compared with 766 applications having a construction value of \$567 million and an additional 882 dwelling units for the same period last year.

The rate of incoming applications for the month of September averaged out to 22.5 applications a day for a total of 474 in 21 working days. There were 99 permit applications to build 99 new single detached dwellings, 5 townhouse applications to build 17 units, of which 1 was cluster single dwelling units.

There were 478 permits issued in September totalling \$143.6 million including 302 new dwelling units.

### **Monthly Report for September 2020**

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### **Inspections**

#### **BUILDING**

*Building Inspectors* received 2,698 inspection requests and conducted 3,261 building related inspections. An additional 26 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections.

Based on the 2,698 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

#### **CODE COMPLIANCE**

*Building Inspectors* received 541 inspection requests and conducted 750 building related inspections. An additional 116 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections.

Based on the 541 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

## **PLUMBING**

*Plumbing Inspectors* received 1,305 inspection requests and conducted 1,580 plumbing related inspections. An additional 14 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections.

Based on the 1,305 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

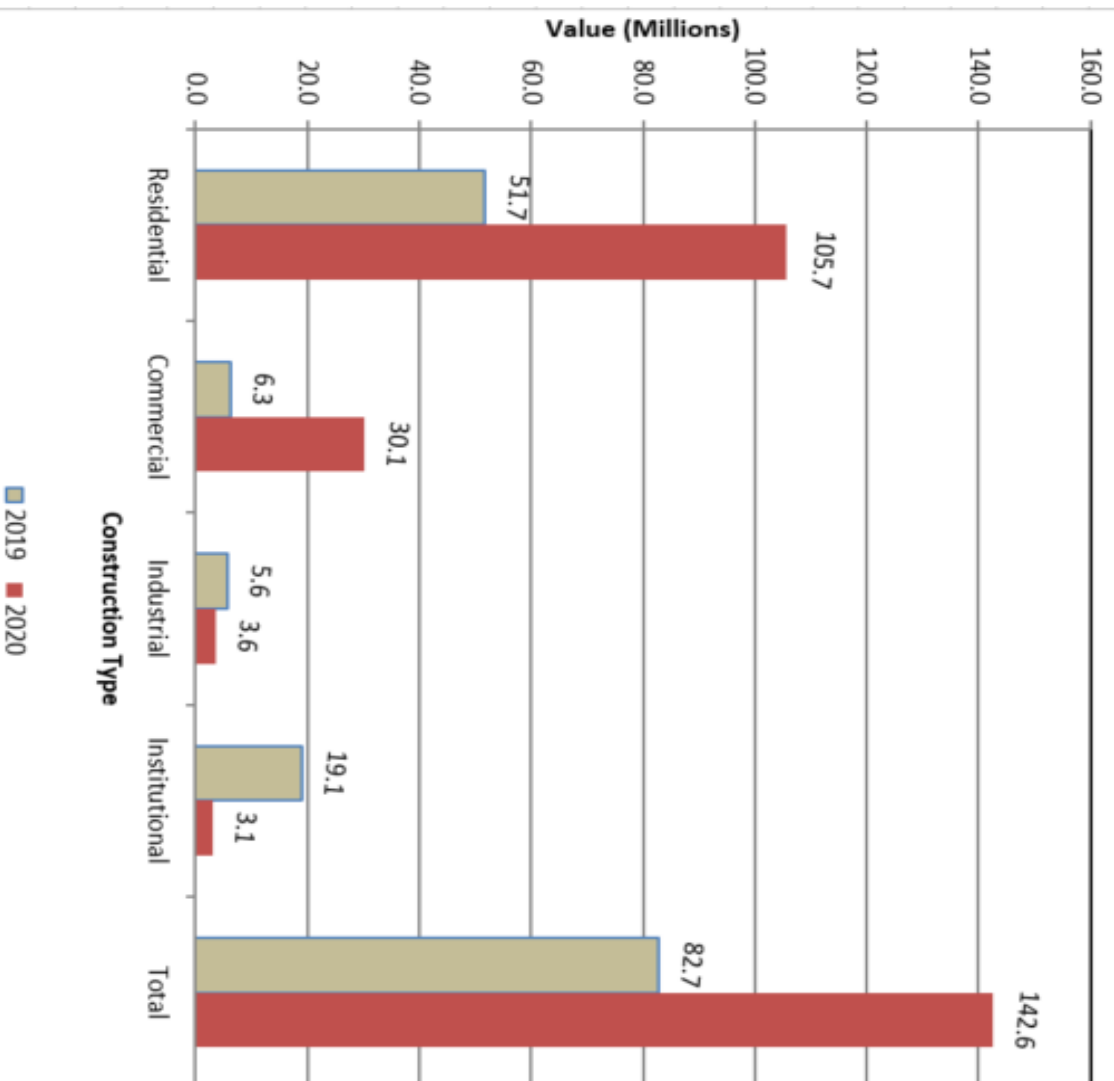
CLASSIFICATION	September 2020				to the end of September 2020				September 2019				to the end of September 2019			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	112	46,697,350	112	658	278,888,354	658	62	24,838,835	62	508	215,644,431	508				
SEMI DETACHED DWELLINGS	1	669,000	2	2	1,023,000	4	3	884,400	6	3	884,400	6				
TOWNHOUSES	17	21,226,500	75	97	93,520,185	341	20	20,297,380	98	125	112,411,610	516				
DUPLEX, TRIPLEX, QUAD, APT BLDG	2	30,000,000	104	12	430,878,800	1,414	1	639,000	4	18	192,486,852	875				
RES-ALTER & ADDITIONS	191	7,118,000	9	1,087	41,414,009	40	146	5,036,160	3	1,425	44,287,817	56				
COMMERCIAL - ERECT	0	0	0	9	7,160,300	0	3	2,264,330	0	14	20,662,080	0				
COMMERCIAL - ADDITION	1	5,000	0	3	796,800	0	3	927,000	0	15	9,554,000	0				
COMMERCIAL - OTHER	44	30,126,500	0	279	81,939,327	0	33	3,111,000	0	397	51,560,410	2				
INDUSTRIAL - ERECT	1	100,000	0	5	8,286,700	0	3	3,986,000	0	11	312,766,000	0				
INDUSTRIAL - ADDITION	0	0	0	4	7,918,800	0	3	1,064,100	0	8	6,313,100	0				
INDUSTRIAL - OTHER	7	3,536,500	0	32	5,814,407	0	5	578,800	0	61	7,047,320	0				
INSTITUTIONAL - ERECT	0	0	0	3	32,825,000	0	1	17,640,000	0	2	27,456,800	0				
INSTITUTIONAL - ADDITION	0	0	0	8	15,178,000	0	1	180,000	0	7	5,333,800	0				
INSTITUTIONAL - OTHER	14	3,083,000	0	132	48,539,001	0	7	1,245,000	0	151	23,988,960	0				
AGRICULTURAL	0	0	0	1	100,000	0	1	60,000	0	6	15,700,000	0				
SWIMMING POOL FENCES	39	1,042,321	0	317	7,766,891	0	22	454,600	0	193	4,139,267	0				
ADMINISTRATIVE	7	6,000	0	41	106,000	0	12	13,000	0	124	320,000	0				
DEMOLITION	5	0	4	57	0	43	10	0	4	71	0	39				
SIGNS/CANOPY - CITY PROPERTY	0	0	0	2	0	0	1	0	0	27	0	0				
SIGNS/CANOPY - PRIVATE PROPERTY	37	0	0	228	0	0	51	0	0	397	0	0				
<b>TOTALS</b>	<b>478</b>	<b>143,610,171</b>	<b>302</b>	<b>2,977</b>	<b>1,062,155,574</b>	<b>2,457</b>	<b>388</b>	<b>83,219,605</b>	<b>173</b>	<b>3,563</b>	<b>1,050,556,847</b>	<b>1,963</b>				

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

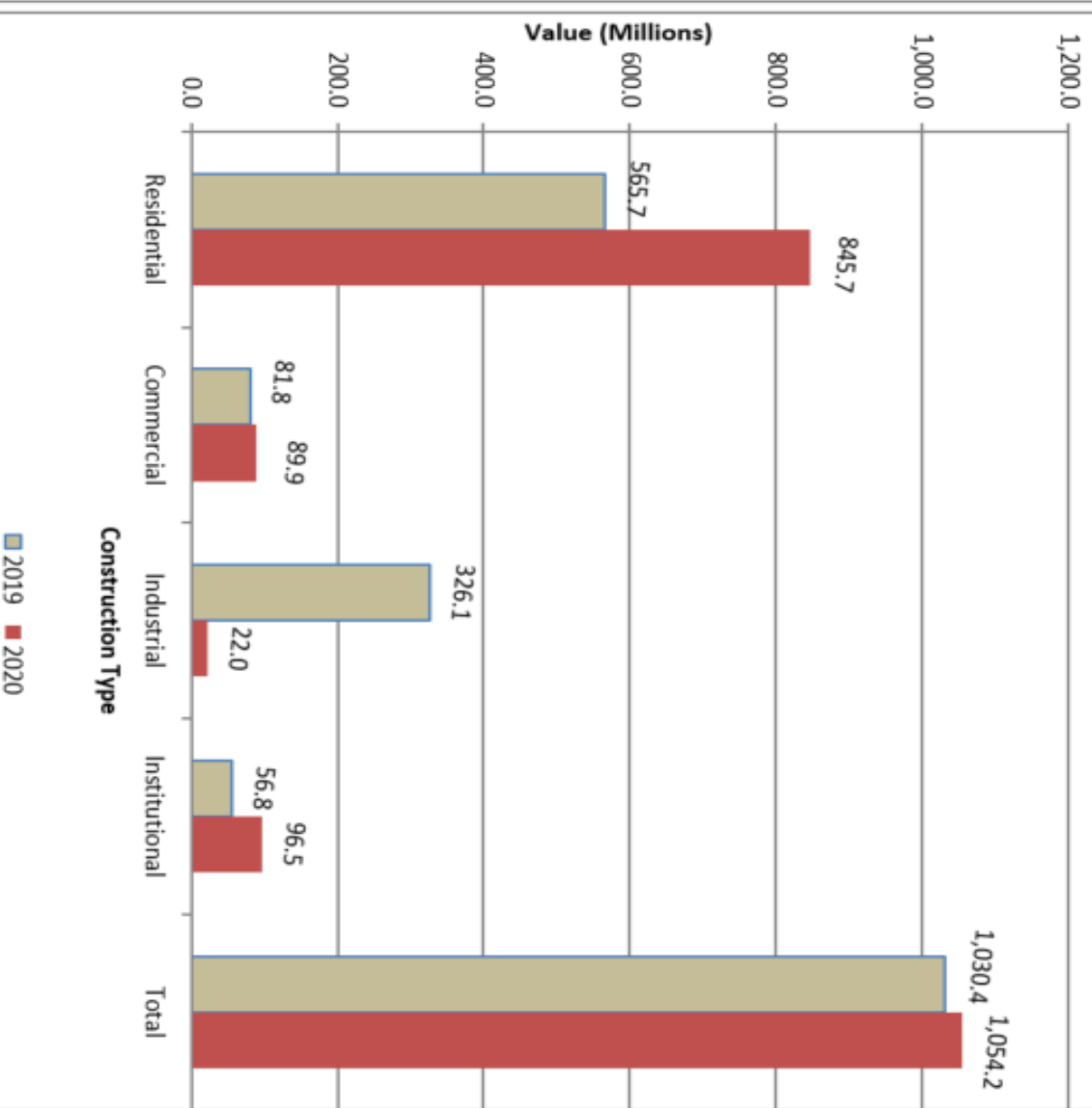
2) Mobile Signs are no longer reported.

3) Construction Values have been rounded up.

### Construction Value of Building Permits September



### Construction Value of Building Permits January to September



## City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
1803299 ONTARIO INC. 1803299 ONTARIO INC.	100 Kellogg Lane	Alter Amusement Games Establishment CM - INTERIOR ALTER FOR MINI GOLF AREA (SECOND FLOOR)	0	2,000,000
FANSHAWE COLLEGE OF APPLIED ARTS & TECHNOLOGY FANSHAWE COLLEGE OF APPLIED ARTS & TECHNOLOGY	1001 Fanshawe College Blvd	Alter Community College RFI PARTIAL RENOVATION OF E BUILDING, LEVEL+SECURITY SERVICES RENOVATION	0	990,500
Gis Metals Group Inc	1010 Clarke Rd	Alter Factories UPDATING THE FIRE ALARM SYSTEM, REPLACING IT WITH NEW FIRE ALARM SYSTEM AND DEVICES. Pza Complete - Zoning not required for fire alarm.	0	217,000
Claybar Developments Inc	1055 Fanshawe Park Rd W	Alter Medical Offices SECOND FLOOR TENANT FIT-UP. SHELL PERMIT Submit the sprinkler design, which shows the new room layouts. Calculations would NOT be needed for this fit-up.	0	200,000
STORMFISHER ENVIRONMENTAL LTD STORMFISHER ENVIRONMENTAL LTD	1087 Green Valley Rd	Install-Plant for Manufacturing D - INSTALL NEW TANK		1,400,000
6763332 CANADA INC. REALTY ADVISORS INC. 6763332 CANADA INC., C/O TRIOVEST REALTY ADVISORS INC.	1230 Wellington Rd 101	Alter Retail Store CM - INTERIOR ALTERATION FOR NEW UNDER ARMOUR STORE	0	450,000
Desjardins Financial Security First Capital (Byron Village)	1240 Commissioners Rd W	Alter Retail Store Alter Interior for retail smoke shop. Shell Permit only - submit sprinkler shop drawings and GRCC.	0	150,000
6763332 CANADA INC. REALTY ADVISORS INC. 6763332 CANADA INC., C/O TRIOVEST REALTY ADVISORS INC.	1250 Wellington Rd B	Alter Retail Store CM - INTERIOR ALTERATION FOR HOMESENSE AND NEW DEMISING WALL PROVIDE SPRINKLER SHOP DRAWING AND GRCC.	0	300,000
Timbercreek Whitehall Inc	1265 Richmond St	Alter Apartment Building EXTERIOR GUARD REPLACEMENT AND BALCONY REPAIRS TO 105 UNITS	0	310,000
LONDON SUMMERSIDE CORP. LONDON SUMMERSIDE CORP.	1305 Commissioners Rd E	Alter Daycare Centres CM - Interior Alteration of a Vacant Unit into a Daycare Centre. UNIT 101	0	150,000
LONDON SUMMERSIDE CORP. LONDON SUMMERSIDE CORP.	1305 Commissioners Rd E	Alter Gymnasia CM - INTERIOR ALTERATION TO FINISH UNIT 201. Sprinkler shop drawings must be submitted; calculations may not be required if the base building SPR design is approved.	0	173,400



## City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
LONDON SCHOOL BOARD LONDON DISTRICT CATHOLIC SCHOOL BOARD	140 Sherwood Forest Sq B	Erect-Apartment Building RA - ERECT 4 STOREY APARTMENT BUILDING B 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
The Board Of Governors The University Of Western Ontario	1465 Richmond St	Alter University INTERIOR RENOVATIONS TO THIRD FLOOR CLASSROOM AND OFFICE SPACE	0	1,745,000
LOCO HOLDINGS (ALDERSBROOK) LTD. LOCO HOLDINGS (ALDERSBROOK) LTD.	1800 Aldersbrook Gate	Install-Townhouse - Condo INSTALL SITE SERVICES		150,000
Z- Group	1820 Canvas Way 6	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, UNFINISHED BASEMENT, 3 BEDROOMS, NO DECK, A/C INCLUDED, SB-12 A1, DPN 6 UNIT 61 MVLCP 927, HRV & DWHR REQUIRED	1	336,000
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES (2584857 Ont Inc)	1820 Canvas Way 78	Erect-Townhouse - Cluster SDD ERECT NEW RT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, A/C INCLUDED, NO DECK, SB-12 A1, MVLCP 927 LEVEL 1 UNIT 11.	1	302,000
Sunningdale Developments Inc	231 Callaway Rd B	Erect-Townhouse - Condo ERECT TOWNHOUSE CONDO - BLDG B - DPN 14 (UNIT 7); DPN 16 (UNIT 8); DPN 18 (UNIT 9); DPN 20 (UNIT 10); DPN 22 (UNIT 11); DPN 24 (UNIT 12) - 3 STOREY, 2 CAR GARAGE, UNFINISHED BASEMENT, 4 BEDROOMS, NO DECK, NO A/C, SB-12 A1 DWHR & HRV REQUIRED.	6	1,532,400
STATION PARK (LONDON) INC C/O DAVPART INC	244 Pall Mall St	Alter Offices BDC(1) - Offices as per 2007 permit Comm-Alter for offices for Third Floor tenant. FRR	0	280,000
The Canada Life Assurance Company	255 Dufferin Ave	Alter Offices DA2 - OFFICE RENOVATIONS. Submit sprinkler sys shop drawings, calculations and GRCC for this 4th Floor area.	0	1,551,000
GREAT-WEST LIFE C/O GWL REALTY GREAT-WEST LIFE ASSURANCE CO. C/O GWL REALTY	255 Dufferin Ave	Alter Offices LONDON LIFE - REPLACE AIR HANDLING UNITS WITH ALTERATIONS TO THE MECHANICAL PENTHOUSE	0	6,000,000
SIFTON PROPERTIES LIMITED	2610 Kettering Pl F	Erect-Street Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG F, UNITS 47, 49, 51, 3 STOREY, 1 CAR GARAGE, 3 BEDROOMS, NO BASEMENT, NO A/C, UNCOVERED REAR DECK, SB-12 A1, HRV & DWHR REQUIRED	3	700,000
FOXHOLLOW KENT DEVELOPMENTS INC.	2650 Buroak Dr B	Erect-Townhouse - Condo RT - ERECT - NEW TOWNHOUSE CONDO BLOCK B, 5 UNITS	5	1,500,000
FOXHOLLOW KENT DEVELOPMENTS INC.	2650 Buroak Dr C	Erect-Townhouse - Condo RT - ERECT - NEW TOWNHOUSE CONDO BLOCK C, 5 UNITS	5	1,500,000

### City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
FOXHOLLOW KENT DEVELOPMENTS INC. FOXHOLLOW NORTH KENT DEVELOPMENTS INC.	2650 Buroak Dr D	Erect-Townhouse - Condo RT - ERECT - NEW TOWNHOUSE CONDO BLOCK D, 4 UNITS	4	1,500,000
Wmji (Lcc) Holdings Inc	275 Dundas St	Alter Offices Interior alteration for tenant fit-out, 18th, 19th 20th and 21th floor. Provide sprinkler shop drawing.	0	17,000,000
2290874 Ontario Inc	3260 Singleton Ave DD	Erect-Townhouse - Condo ERECT 7 UNITS, TOWNHOUSE BLOCK DD, 3 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB12-A5, HRV & DWHR REQUIRED, DPN 75,77,79,81,83,85,87	7	1,677,200
1967172 Ontario Inc.	3380 Singleton Ave A	Erect-Townhouse - Condo ERECT 3 STOREY, 4 UNIT TOWNHOUSE BUILDING A DPN 2, 4, 6, 8. 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED. SB-12 PERFORMANCE PACKAGE. SOILS REPORT REQUIRED. DWHR REQUIRED. NO HRV.	4	1,472,000
1967172 Ontario Inc.	3380 Singleton Ave B	Erect-Townhouse - Condo ERECT 3 STOREY, 4 UNIT TOWNHOUSE BUILDING B DPN 10,12,14,16. 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED. SB-12 PERFORMANCE PACKAGE. SOILS REPORT REQUIRED. DWHR REQUIRED. NO HRV.	4	1,472,000
1967172 Ontario Inc.	3380 Singleton Ave C	Erect-Townhouse - Condo ERECT 3 STOREY, 4 UNIT TOWNHOUSE BUILDING C DPN 18,20,22,24. 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED. SB-12 PERFORMANCE PACKAGE. SOILS REPORT REQUIRED. DWHR REQUIRED. NO HRV.	4	1,472,000
1967172 Ontario Inc.	3380 Singleton Ave I	Erect-Townhouse - Condo ERECT 2 STOREY, 4 UNIT TOWNHOUSE BLOCK	4	889,300
1967172 Ontario Inc.	3380 Singleton Ave J	3380 SINGLETON AVE BUILDING I DPN 80 82 84 86 Erect-Townhouse - Condo ERECT 2 STOREY, 6 UNIT TOWNHOUSE BLOCK	6	1,670,000
SIFTON PROPERTIES LIMITED	3575 Southbridge Ave	3380 SINGLETON AVE BUILDING J DPN 88 90 92 94 96 98 Install-Site Services Install site services, no connect permit		800,000
SIFTON PROPERTIES LIMITED	3635 Southbridge Ave	Install-Townhouse - Condo Install site services- No Connect Permit		800,000

## City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
WASTELL DEVELOPMENTS INC. WASTELL DEVELOPMENTS INC.	435 Callaway Rd A	Erect-Street Townhouse - Condo ERECT TOWNHOUSE CONDO BLOCK - BLDG A, 5 UNIT 429, 425, 421, 417 AND 413, 3 STOREY, 3 BEDROOMS, 2 CAR GARAGE, NO BASEMENT, NO DECK, A/C INCLUDED, SB-12 A5, HRV & DWHR REQUIRED.	5	1,408,000
WASTELL DEVELOPMENTS INC. WASTELL DEVELOPMENTS INC.	435 Callaway Rd S	Erect-Townhouse - Condo ERECT TOWNHOUSE CONDO BLOCK - BLDG S, 5 UNIT 90, 91, 92, 93, 94, 3 STOREY, 3 BEDROOMS, 2 CAR GARAGE, NO BASEMENT, DECK INCLUDED, A/C INCLUDED, SB-12 A5, HRV & DWHR REQUIRED.	5	1,342,800
WHARNCLIFFE SHOPPING PLAZA INC.	467 Wharncliffe Rd S	Alter Retail Store ALTER INTERIOR FOR RETAIL STORE IN UNIT 3. SHELL PERMIT ONLY - SUBMIT SPRINKLER SHOP DRAWINGS FOR REVIEW. ASAI(16) - RETAIL - PARKING RATE IS PERMITTED AS PER ZONE.	0	200,000
LONDON CITY	501 Southdale Rd W	Alter Arenas ALTER INTERIOR FOR MINOR ARENA UPGRADES	0	150,000
CHRIS TSIROPOULOS 2492222 ONTARIO INC.	536 Windermere Rd	Install-Townhouse - Condo INSTALL SITE SERVICES	0	200,000
Desjardins Financial Security First Capital Holdings (Ontario) Corporation	645 Commissioners Rd E	Alter Retail Store Interior alter for new tenant Tokyo Smoke Unit #103	0	150,000
MANAGEMENT SECRETARIAT MANAGEMENT BOARD SECRETARIAT	667 Exeter Rd	Alter Offices CM - REMOVAL AND ALTERATION OF EXISTING WOOD ROOF TRUSSES.	0	240,000
TALU INC TALU PROPERTIES INC	667 Talbot St	Install-Apartment Building INSTALL SITE SERVICES FOR 16 STOREY APARTMENT BUILDING	0	300,000
Barvest Realty Inc	725 Baransway Dr	Alter Industrial Laboratory UPGRADING OF THE SPRINKLER SYSTEM AND INSTALL A PUMP Sep. 30, 2020 – Alternative Solution to design to FM Global data sheet 2-0 versus designing to the requirements outlined in NFPA 13-13 approved. Provide Integrated Testing Plan.	0	200,000
INDWELL COMMUNITY HOMES INDWELL COMMUNITY HOMES	744 Dundas St	Erect-Apartment Building ERECT 72 UNIT 3 STOREY APARTMENT FOUNDATION PERMIT ONLY. Provide sealed precast slabs and delta beams shop drawings to the Building Division for review prior to work in these areas. Alternative Solution Submitted on June 17, 2020 for Kitchen Range Exhaust Hood, with Sam	72	16,000,000
The Ironstone Building Company Inc	745 Chelton Rd H	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG H, 5 UNITS, DPN 15, 17, 19, 21, 23, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, A/C INCLUDED, UNCOVERED DECK, SB-12 A1, HRV & DWHR REQUIRED.	5	1,050,000



**City of London - Building Division**  
**Principal Permits Issued from September 1, 2020 to September 30, 2020**

Owner	Project Location	Proposed Work	No. of Units	Construction Value
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Alter Hospitals Repair water service.	0	200,000
London Sigma Chi Properties	837 Talbot St	Alter Four-Plex RA - CONVERT CARE FACILITY TO A FOURPLEX	4	314,000
847 HIGHBURY INC. 847 HIGHBURY INC.	847 Highbury Ave N	Install-Factories Industrial Building - Plumbing Installation - Factories - DCVA-Double Check Valve Assembly.	0	1,599,500
SIFTON PROPERTIES LIMITED	915 Upperpoint Ave D	Erect-Street 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 A1, UNITS 931, 929, 927, 925, 923, 921, DWHR & HRV REQUIRED. SOILS REPORT REQUIRED.	6	1,402,800

Total Permits 48      Units 183      Value 89,446,900

*\* 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*