



## 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:** November 18, 2020

**RE: Monthly Report for October 2020**

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

### **Permit Issuance**

By the end of October, 3,370 permits had been issued with a construction value of \$1.17 billion, representing 2,773 new dwelling units. Compared to last year, this represents a 14.3% decrease in the number of permits, a 1.4% decrease in the construction value and a 31.4% increase in the number of dwelling units.

To the end of October, the number of single and semi-detached dwelling units issued were 760, which was a 33.3% increase over last year.

At the end of October, there were 972 applications in process, representing approximately \$624 million in construction value and an additional 1,256 dwelling units, compared with 637 applications having a construction value of \$472 million and an additional 982 dwelling units for the same period last year.

The rate of incoming applications for the month of October averaged out to 20.6 applications a day for a total of 433 in 21 working days. There were 116 permit applications to build 116 new single detached dwellings, 12 townhouse applications to build 29 units, of which 5 were cluster single dwelling units.

There were 393 permits issued in October totalling \$112.6 million including 316 new dwelling units.

### **Inspections**

#### **BUILDING**

*Building Inspectors* received 2,494 inspection requests and conducted 3,221 building related inspections. An additional 21 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections.

Based on the 2,494 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

#### **CODE COMPLIANCE**

*Building Inspectors* received 684 inspection requests and conducted 687 building related inspections. An additional 171 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections.

Based on the 684 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

## **PLUMBING**

*Plumbing Inspectors* received 1,341 inspection requests and conducted 1,625 plumbing related inspections. An additional 13 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections.

Based on the 1,341 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 October 2020

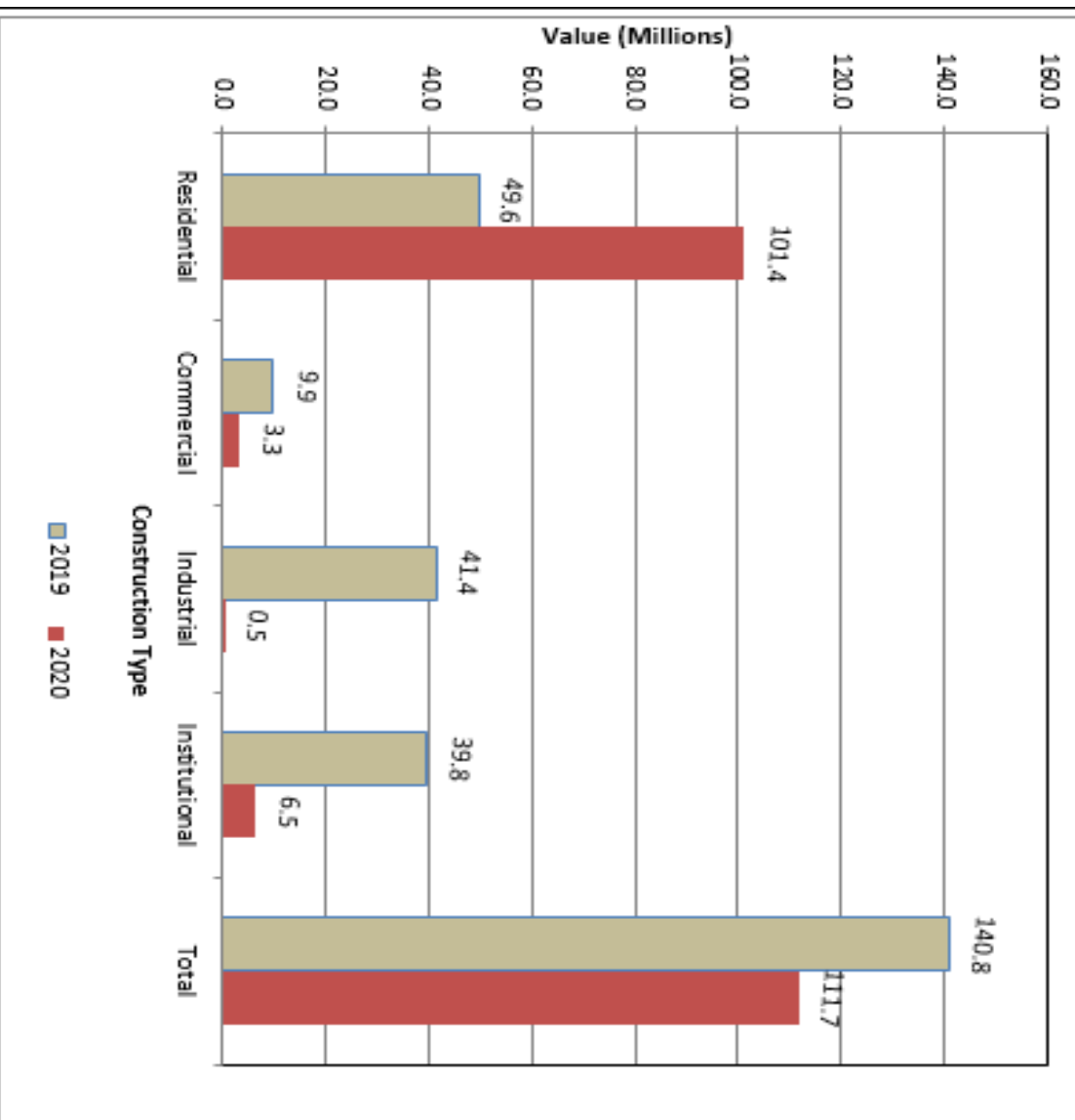
CLASSIFICATION	October 2020				to the end of October 2020				October 2019				to the end of October 2019			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	98	42,392,100	98	756	321,280,454	756	55	22,933,225	55	564	238,577,565	564	0	884,400	6	
SEMI DETACHED DWELLINGS	0	0	0	2	1,023,000	4	0	0	0	3	884,400	3	0	0	0	
TOWNHOUSES	22	22,359,800	97	119	115,879,985	438	21	21,781,520	90	146	134,193,130	606	0	0	0	
DUPLEX, TRIPLEX, QUAD,APT BLDG	1	29,586,000	116	13	460,464,800	1,530	0	0	0	18	192,486,852	875	0	0	0	
RES-ALTER & ADDITIONS	156	7,028,754	5	1,243	48,442,763	45	161	4,916,980	2	1,586	49,204,797	58	0	0	0	
COMMERCIAL - ERECT	0	0	0	9	7,160,300	0	1	320,000	0	15	20,982,080	0	0	0	0	
COMMERCIAL ADDITION	1	1,386,000	0	4	2,182,800	0	0	0	0	15	9,554,000	0	0	0	0	
COMMERCIAL - OTHER	24	1,953,842	0	303	83,893,169	0	42	9,609,793	0	439	61,170,203	2	0	0	0	
INDUSTRIAL - ERECT	1	366,700	0	6	8,653,400	0	1	6,000,000	0	12	318,766,000	0	0	0	0	
INDUSTRIAL - ADDITION	1	12,500	0	5	7,931,300	0	2	35,390,000	0	10	41,703,100	0	0	0	0	
INDUSTRIAL - OTHER	3	101,000	0	35	5,915,407	0	3	43,000	0	64	7,090,320	0	0	0	0	
INSTITUTIONAL - ERECT	1	30,000	0	4	32,855,000	0	0	0	0	2	27,456,800	0	0	0	0	
INSTITUTIONAL - ADDITION	0	0	0	8	15,178,000	0	2	33,900,000	0	9	39,233,800	0	0	0	0	
INSTITUTIONAL - OTHER	13	6,458,000	0	145	54,997,001	0	16	5,902,000	0	167	29,890,960	0	0	0	0	
AGRICULTURAL	1	162,000	0	2	262,000	0	0	0	0	6	15,700,000	0	0	0	0	
SWIMMING POOL FENCES	23	788,400	0	340	8,555,291	0	12	263,000	0	205	4,402,267	0	0	0	0	
ADMINISTRATIVE	4	3,000	0	45	109,000	0	13	29,000	0	137	349,000	0	0	0	0	
DEMOLITION	8	0	1	65	0	44	7	0	7	78	0	46	0	0	0	
SIGNS/CANOPY - CITY PROPERTY	3	0	0	5	0	0	1	0	0	28	0	0	0	0	0	
SIGNS/CANOPY - PRIVATE PROPERTY	33	0	0	261	0	0	31	0	0	428	0	0	0	0	0	
<b>TOTALS</b>	<b>393</b>	<b>112,628,096</b>	<b>316</b>	<b>3,370</b>	<b>1,174,783,670</b>	<b>2,773</b>	<b>368</b>	<b>141,088,518</b>	<b>147</b>	<b>3,932</b>	<b>1,191,645,274</b>	<b>2,111</b>				

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

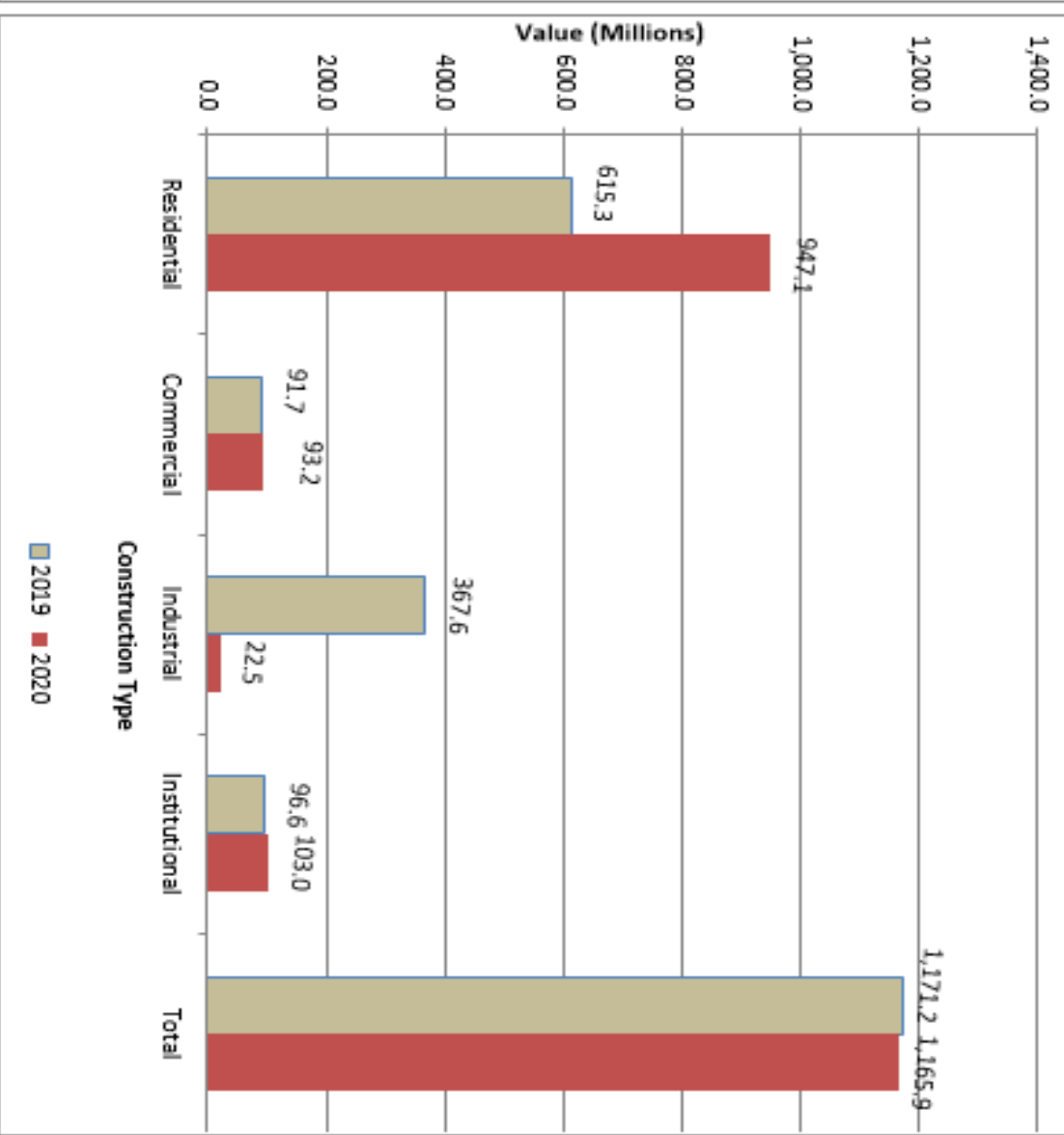
2) Mobile Signs are no longer reported.

3) Construction Values have been rounded up.

### Construction Value of Building Permits October



### Construction Value of Building Permits January to October



\*\*\* excludes Agricultural, Administrative and Sign Permits

## City of London - Building Division

### Principal Permits Issued from October 1, 2020 to October 31, 2020

Owner	Project Location	Proposed Work	Construction	
			No. of Units	Value
REMBRANDT HOMES	1061 Eagletrace Dr 15	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, NO A/C, COVERED REAR DECK, SB-12 ENERGY STAR, SOILS REPORT REQUIRED.	1	418,000
REMBRANDT HOMES	1061 Eagletrace Dr 17	Erect-Townhouse - Condo ERECT RT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 3 BEDROOMS, PARTIALLY FINISHED BASEMENT, A/C INCLUDED, UNCOVERED REAR DECK, SB-12 ENERGY STAR. SOILS REPORT REQUIRED	1	335,500
959250 Ontario Ltd	109 Wharmcliffe Rd S	Install-Restaurant Commercial Building - Plumbing Installation - Restaurant <ul style="list-style-type: none"> <li>• New XS rational ovens at existing hood/drain location.</li> <li>• New core water filtration system</li> <li>• Rough-in for future egg station</li> </ul>	0	180,000
Graystone Custom Homes Limited	1170 Riverbend Rd 3	Erect-Townhouse - Cluster SDD ERECT SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOMS, PARTIALLY FINISHED BASEMENT, COVERED DECK, A/C INCLUDED, SB12-A5, LOT 5, DWHR &HRV REQUIRED	1	496,500
Kilcorp Holdings Inc	1199 Wharmcliffe Rd S	Add Retail Store Adding a warehouse to existing retail and renovating existing building. Latest copy of storm drains indicate that a PLUMBING PLAN must be submitted.	0	1,386,000
LONDON SUMMERSIDE CORP. LONDON SUMMERSIDE CORP.	1305 Commissioners Rd E	Alter Recreation Centre CM - Interior Alteration for Play Centre for Kids.	0	200,000
MAPLE LEAF FOODS INC. MAPLE LEAF FOODS INC.	1577 Wilton Grove Rd	Erect-Food Processing Plant ERECT MAINTENANCE BUILDING FOR MAPLE LEAF FOODS INC	0	366,700
FOXXWOOD (LONDON) INC. FOXXWOOD DEVELOPMENTS (LONDON) INC.	1781 Henrica Ave	Install-Townhouse - Condo INSTALL SITE SERVICES		700,000
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES (2584857 Ont Inc)	1820 Canvas Way 28	Erect-Street Townhouse - Condo ERECT SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB12-A1, LOT 50, DWHR &HRV REQUIRED	1	300,000
KENMORE HOMES INC. KENMORE HOMES INC.	1820 Finley Cres	Erect-Street Townhouse - Condo ERECT NEW BUILD, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, DECK INCLUDED, A/C INCLUDED, SB12-A1, UNIT 1810, 1814, 1818, 1822, 1826, 1830 - BLOCK 99	6	750,000
ALL SOUFAN YORK PROPERTY MANAGEMENT	1959 Wharmcliffe Rd S	Install-Site Services INSTALL SITE SERVICES		200,000

## City of London - Building Division

### Principal Permits Issued from October 1, 2020 to October 31, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SIFTON LIMITED	2610 Kettering Pl E	Erect-Street Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG E, UNITS 39, 41, 43, 45, 3 STOREY, 1 CAR GARAGE, 3 BEDROOMS, NO BASEMENT, NO A/C, UNCOVERED REAR DECK, SB-12 A1, HRV & DWHR REQUIRED	4	900,000
2290874 Ontario Inc	3260 Singleton Ave CC	Erect-Townhouse - Condo ERECT 8 UNITS, TOWNHOUSE BLOCK CC, 3 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB12-A5, HRV & DWHR REQUIRED, DPN 84,86,88,90,92,94,96,98	8	1,996,400
2290874 Ontario Inc	3260 Singleton Ave EE	Erect-Townhouse - Condo Townhouse Building - Erect new townhouse - Townhouse - Condo BLDG EE Townhouse building DPN 117,158 Lots 43,44 respectively. Soils report required.	2	474,600
2290874 Ontario Inc	3260 Singleton Ave FF	Erect-Townhouse - Condo Erect new townhouse Condo BLDG FF, DPN 119,121,156,154 Lots 45,47,46,48 respectively, 3 storey, no basement. Soils report required.	4	933,800
2290874 Ontario Inc	3260 Singleton Ave GG	Erect-Townhouse - Condo Erect new townhouse condo BLDG GG, DPN 123,125,152,150 Lots 49,51,50,52 respectively. No basement. 3 storey. Soils report required.	4	947,800
1967172 Ontario Inc.	3380 Singleton Ave M	Erect-Townhouse - Condo ERECT 5 UNITS, TOWNHOUSE BLOCK M, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, NO BASEMENT, NO DECK, A/C INCLUDED, SB12-A3, HRV & DWHR REQUIRED, DPN 103,105,107,109,111 . SOILS REPORT REQUIRED.	5	1,000,000
1967172 Ontario Inc.	3380 Singleton Ave N	Erect-Townhouse - Condo ERECT 2 STOREY, 6 UNIT TOWNHOUSE BLOCK N. HOT 2000 DESIGN.	6	1,670,000
1967172 Ontario Inc.	3380 Singleton Ave O	3380 SINGLETON AVE BUILDING N DPN 91 93 95 97 99 101. SOILS REPORT REQUIRED. Erect-Townhouse - Condo ERECT 2 STOREY, 6 UNIT TOWNHOUSE BLOCK	6	1,670,000
BOARDWALK REIT PROPERTIES BOARDWALK REIT PROPERTIES	380 Southdale Rd E	Alter Apartment Building REPLACE GENERATOR	0	225,125
BOARDWALK REIT PROPERTIES BOARDWALK REIT PROPERTIES	390 Southdale Rd E	Alter Apartment Building REPLACE GENERATOR	0	225,125

### City of London - Building Division

#### Principal Permits Issued from October 1, 2020 to October 31, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
DORAL HOLDINGS LIMITED	390 Springbank Dr	Install-Restaurant Commercial Building - Plumbing Installation - Restaurant <ul style="list-style-type: none"> <li>New rational ovens at existing hood/drain location.</li> <li>New core water filtration system</li> <li>Rough-in for future egg station</li> </ul>	0	260,000
EDGAR PERL ED PERL HOLDINGS LIMITED	430 King St	Alter Townhouse - Cluster SDD Parking garage concrete repair	0	725,000
Corlon Properties Inc.	435 Callaway Rd K	Erect-Street Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG K, 5 UNITS, UNITS 54, 55, 56, 57, 58, 3 STOREY, 2 CAR GARAGE, 3 BEDROOMS, NO BASEMENT, NO A/C, SB-12 A5, HRV & DWHR REQUIRED.	5	1,375,400
Corlon Properties Inc.	435 Callaway Rd R	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK, BLDG R, 4 UNITS, UNITS 86, 87, 88, 89, 3 STOREY, 2 CAR GARAGE, 3 BEDROOMS, NO BASEMENT, DECK, NO A/C, SB-12 A-5, HRV & DWHR REQUIRED.	4	1,125,400
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	450 Millbank Dr	Alter Schools Secondary, High, Jr. High INTERIOR ALTER FOR SECONDARY SCHOOL - SHELL PERMIT	0	700,000
Frams Inc	4651 Murray Rd	Erect-Storage Depot ERECT NEW AGRICULTURAL STORAGE BUILDING		162,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	509 Waterloo St	Alter Schools Secondary, High, Jr. High REPLACE CEILING, INSTALL NEW EMERGENCY LIGHTS AND EXIT SIGNS.	0	544,000
772866 Ontario Limited C/O Larlyn Property Mgmt	528 Oxford St W	Alter Restaurant INTERIOR ALTER UNIT 2 FOR RESTAURANT. Submit Fire Suppression shop drawings for review by City.	0	123,322
CHRIS TSIROPOULOS 2492222 ONTARIO INC.	544 Windermere Rd	Erect-Townhouse - Rental Erect new townhouse Bldg A, 6 units, finished basement. DPN 1, 2, 3, 4, 5, 6, SB12 - A1	6	1,300,000
CHRIS TSIROPOULOS 2492222 ONTARIO INC.	544 Windermere Rd	Erect-Townhouse - Rental Erect new townhouse, Building B, 6 units. Finished basement. SB12- A1. DPN 7, 8, 9, 10, 11, 12	6	1,335,600
MANAGEMENT SECRETARIAT MANAGEMENT BOARD SECRETARIAT	661 Exeter Rd	Alter Offices CM - INTERIOR ALTERATION TO EXISTING OFFICE SPACE FOR NEW TENANT AND STORAGE	0	400,000
The Ironstone Building Company Inc	745 Chelton Rd A	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG A, 6 UNITS, DPN 52, 54, 56, 58, 60, 62, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, A/C INCLUDED, UNCOVERED DECK, SB-12 A1, HRV & DWHR REQUIRED.	6	1,300,000

### City of London - Building Division

#### Principal Permits Issued from October 1, 2020 to October 31, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
The Ironstone Building Company Inc	745 Chelton Rd I	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG 1 5 UNITS, DPN 25, 27, 29, 31, 33, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, A/C INCLUDED, UNCOVERED DECK, SB-12 A1, HRV & DWHR REQUIRED	5	1,100,000
The Ironstone Building Company Inc	745 Chelton Rd J	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG J, DPN 35, 37, 39, 41, 1 STOREY, 1 CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, A/C INCLUDED, UNCOVERED DECK, SB-12 A1, HRV & DWHR REQUIRED.	4	700,000
The Ironstone Building Company Inc	745 Chelton Rd K	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG K, DPN 43,45, 47, 49, 51, 53, 1 STOREY, 1 CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, A/C INCLUDED, UNCOVERED DECK, SB-12 A1, HRV & DWHR REQUIRED.	6	1,050,000
MANAGEMENT SECRETARIAT MANAGEMENT BOARD SECRETARIAT	80 Dundas St	Alter Provincial Buildings ALTER - COURTHOUSE - ALTER FOR REVISED ENTRANCE VESTIBULE, INTERIOR ALTERATION AND SECURITY UPGRADES.	0	4,800,000
Peter Sergautis Extra Realty Limited	865 Kleinburg Dr	Erect-Apartment Building RA - ERECT TWO 5 STOREY APARTMENT BUILDINGS FOUNDATION PERMIT FOR NORTH AND SOUTH TOWERS	116	29,586,000
SIFTON LIMITED	915 Upperpoint Ave E	Erect-Street Townhouse - Condo ERECT - ERECT NEW TOWNHOUSE BLDG E, 6 UNIT BUILDING 899, 901, 903, 905, 907, 909, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, A/C INCLUDED, SB-12 A1, SOILS REPORT REQUIRED.	6	1,180,800
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	941 Viscount Rd	Alter Schools Secondary, High, Jr. High Alter interior to replace corridor ceiling and lighting.	0	180,000
SIFTON LIMITED	965 Upperpoint Ave	Install-Townhouse - Condo Install site services		900,000

Total Permits 41    Units 213    Value 64,223,072

\* 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**





**City of London - Building Division**

**Principal Permits Issued from October 1, 2020 to October 31, 2020**

**OWNER**

Kilcorp Holdings Inc

*Commercial Permits regardless of construction value*