

Report to Planning & Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P.Eng.
Managing Director, Development & Compliance Services
& Chief Building Official

Subject: Building Division Monthly Report
November 2020 and December 2020

Date: February 8, 2021

Recommendation

That the report dated February 8, 2021 entitled “Building Division Monthly Report November 2020 and December 2020”, **BE RECEIVED** for information.

Executive Summary

The Building Division is responsible for the administration and enforcement of the *Ontario Building Code Act* and the *Ontario Building Code*. Related activities undertaken by the Building Division include the processing of building permit applications and inspections of associated construction work. The Building Division also issues sign and pool fence permits. The purpose of this report is to provide Municipal Council with information related to permit issuance and inspection activities for the months of November 2020 and December 2020.

Linkage to the Corporate Strategic Plan

Growing our Economy

- London is a leader in Ontario for attracting new jobs and investments.

Leading in Public Service

- The City of London is trusted, open, and accountable in service of our community.
 - Improve public accountability and transparency in decision making.

Analysis

1.0 Background Information

This report provides information on permit and associated inspection activities for the months of November 2020 and December 2020. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity for the Months of November 2020 and December 2020”, as well as respective “Principle Permits Reports”.

2.0 Discussion and Considerations

2.1 Building permit data and associated inspection activities – November 2020

Permits Issued to the end of the month

As of November 2020, a total of 3,780 permits were issued, with a construction value of \$1.52 billion, representing 3,438 new dwelling units. Compared to the same period in 2019, this represents a 11.7% decrease in the number of building permits, with a 18.8%

increase in construction value and a 54.5% increase in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of November 2020, the number of building permits issued for the construction of single and semi-detached dwellings is 867, representing a 33.8% increase over the same period in 2019.

Number of Applications in Process

As of the end of November 2020, 953 applications are in process, representing approximately \$643 million in construction value and an additional 1,527 dwelling units compared with 656 applications, with a construction value of \$508 million and an additional 922 dwelling units in the same period in 2019.

Rate of Application Submission

Applications received in November 2020 averaged to 19.2 applications per business day, for a total of 404 applications. Of the applications submitted 118 were for the construction of single detached dwellings and 13 townhouse units.

Permits issued for the month

In November 2020, 407 permits were issued for 665 new dwelling units, totalling a construction value of \$343.5 million.

Inspections – Building

A total of 2,690 inspection requests were received with 3,378 inspections being conducted.

In addition, 18 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 2,690 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 564 inspection requests were received, with 720 inspections being conducted.

An additional 126 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 564 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 1,332 inspection requests were received with 1,712 inspections being conducted related to building permit activity.

In addition, 6 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,332 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

2.2 Permit data and associated inspection activities – December 2020

Permits Issued to the end of the month

As of December 2020, a total of 4,091 permits were issued, with a construction value of \$1.61 billion, representing 3,781 new dwelling units. Compared to the same period in 2019, this represents a 9.7% decrease in the number of building permits, with a 18.0% increase in construction value; and a 40.4% increase in the number of dwelling units constructed.

Total permits to construct New Single and Semi-Dwelling Units

As of the end of December 2020, the number of building permits issued for the construction of single and semi-detached dwellings is 965, representing a 40.6% increase over the same period in 2019.

Number of Applications in Process

As of the end of December 2020, 1,009 applications are in process, representing approximately \$752 million in construction value and an additional 1,646 dwelling units compared with 734 applications, with a construction value of \$610 million and an additional 1,329 dwelling units in the same period in 2019.

Rate of Application Submission

Applications received in December 2020 averaged 21.3 applications per business day, for a total of 372 applications. Of the applications submitted 140 were for the construction of single detached dwellings and 30 townhouse units.

Permits issued for the month

In December 2020, 311 permits were issued for 343 new dwelling units, totalling a construction value of \$102.1 million.

Inspections – Building

A total of 2,308 inspection requests were received with 2,681 inspections being conducted.

In addition, 14 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 2,308 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

Inspections - Code Compliance

A total of 543 inspection requests were received, with 669 inspections being conducted.

An additional 108 inspections were completed relating to complaints, business licences, orders and miscellaneous inspections.

Of the 543 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

Inspections - Plumbing

A total of 1,100 inspection requests were received with 1,333 inspections being conducted related to building permit activity.

In addition, 4 inspections were completed related to complaints, business licenses, orders and miscellaneous inspections.

Of the 1,100 inspections requested, 100% were conducted within the provincially mandated 48 hour period.

Conclusion

The purpose of this report is to provide Municipal Council with information regarding the building permit issuance and building & plumbing inspection activities for the months of November 2020 and December 2020. Attached as Appendix “A” to this report is a “Summary Listing of Building Construction Activity” for the months of November 2020 and December 2020 as well as “Principle Permits Reports”.

Prepared by: Peter Kokkoros, P.Eng.
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Development & Compliance Services
Building Division

Submitted by: George Kotsifas, P.Eng.
Managing Director, Development & Compliance Services
& Chief Building Official

Recommended by: George Kotsifas, P.Eng.
Managing Director, Development & Compliance Services
& Chief Building Official

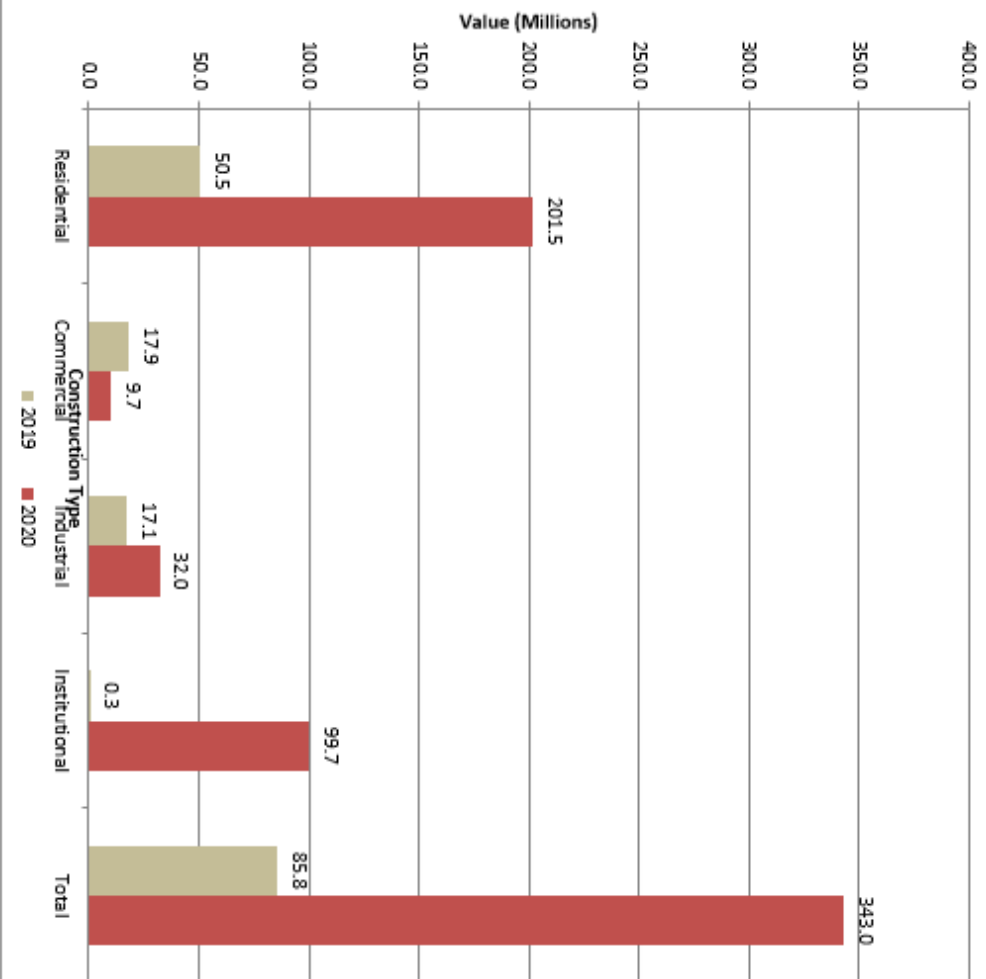
APPENDIX "A"

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

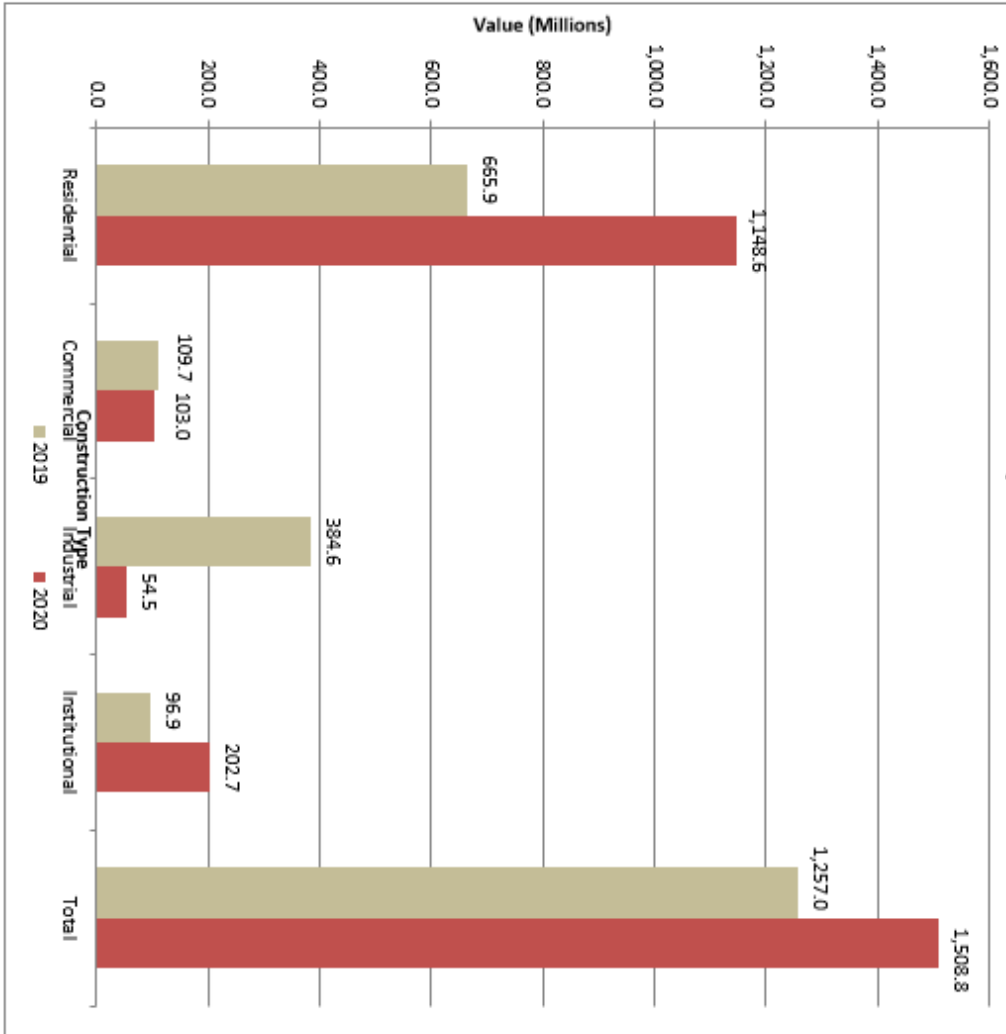
CLASSIFICATION	November 2020			to the end of November 2020			November 2019			to the end of November 2019		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE FAMILY DWELLINGS	107	47,277,800	107	863	368,558,254	863	78	37,522,330	78	642	276,099,986	642
SEMI DETACHED DWELLINGS	0	0	0	2	1,023,000	4	0	0	0	3	884,400	6
TOWNHOUSES	16	10,409,800	46	135	126,289,785	484	11	8,289,400	32	157	142,482,530	638
DUPLEX, TRIPLEX, QUAD, APT BLDG	4	136,437,600	504	17	596,902,400	2,034	0	0	0	18	192,486,852	875
RES-ALTER & ADDITIONS	156	7,409,724	8	1,400	55,852,487	53	137	4,709,125	4	1,722	53,913,822	62
COMMERCIAL - ERECT	2	1,300,000	0	11	8,460,300	0	4	10,624,300	0	19	31,606,380	0
COMMERCIAL ADDITION	1	20,000	0	5	2,202,800	0	1	290,000	0	16	9,844,000	0
COMMERCIAL - OTHER	42	8,394,500	0	345	92,287,669	0	42	7,035,400	0	481	68,205,603	2
INDUSTRIAL - ERECT	2	31,578,000	0	8	40,231,400	0	2	1,624,000	0	14	320,390,000	0
INDUSTRIAL - ADDITION	0	0	0	5	7,931,300	0	3	2,742,000	0	13	44,445,100	0
INDUSTRIAL - OTHER	5	458,600	0	40	6,374,007	0	11	12,709,700	0	75	19,800,020	0
INSTITUTIONAL - ERECT	3	96,588,300	0	7	129,443,300	0	0	0	0	2	27,456,800	0
INSTITUTIONAL - ADDITION	0	0	0	8	15,178,000	0	0	0	0	9	39,233,800	0
INSTITUTIONAL - OTHER	12	3,087,800	0	157	58,084,801	0	6	290,000	0	173	30,180,960	0
AGRICULTURAL	0	0	0	2	262,000	0	0	0	0	6	15,700,000	0
SWIMMING POOL FENCES	13	537,000	0	353	9,092,291	0	3	83,000	0	208	4,485,267	0
ADMINISTRATIVE	6	0	0	53	109,000	0	3	18,000	0	140	367,000	0
DEMOLITION	9	0	6	74	0	50	12	0	4	90	0	52
SIGNS/CANOPY - CITY PROPERTY	1	0	0	6	0	0	2	0	0	30	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	28	0	0	289	0	0	37	0	0	465	0	0
TOTALS	407	343,499,124	665	3,780	1,518,282,793	3,438	352	85,937,255	114	4,283	1,277,582,520	2,225

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
November**



**Construction Value of Building Permits
January to November**



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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
REMBRANDT HOMES	1061 Eagletrace Dr 30	Erect-Townhouse - Cluster SDD ERECT TOWNHOUSE CLUSTER SDD, 2 STOREY, 2 GARAGE, 4 BEDROOMS, FINISHED BASEMENT, COVERED REAR DECK, BOP ENERGY STAR, NO A/C, MWLCP 929 LEVEL, 1 UNIT 6, SOILS REQUIRED,	1	472,500
London District Catholic School Board	1063 Oxford St E	Alter Schools Elementary, Kindergarten INTERIOR ALT. TO WASHROOM FIXTURES AND STAIRS+ ADDING A NEW ELEVATOR ANF - Elementary School (Blessed Sacrament) Shell Permit Only—Provide sealed stair guards access shop drawings to the Building Division for review prior to work in these areas	0	500,000
Union Gas Limited	109 Commissioners Rd W	Alter Offices Alter interior for existing main floor offices.	0	830,000
959250 Ontario Ltd	109 Wharndcliffe Rd S	Alter Restaurant <= 30 People ALTER INTERIOR FOR EXISTING TIM HORTONS	0	180,000
SIFTON LIMITED	1095 Upperpoint Ave B	Erect-Street Townhouse - Condo ERECT TOWNHOUSE BLOCK, BLDG B, 6 UNITS, DPNS 1093, 1091, 1089, 1087, 1085, 1083, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO A/C, NO DECK, SB-12 A1, HRV & DWHR REQUIRED. SOILS REPORT REQUIRED.	6	1,202,400
Graystone Custom Homes Limited	1170 Riverbend Rd 5	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 3 BEDROOMS, COVERED REAR PORCH, A/C INCLUDED, SB-12 A5, UNIT 4, DPN 5, MWLCP 897, HRV & DWHR REQUIRED, SOILS REQUIRED	1	552,500
Oxbury Centre	1299 Oxford St E	Alter Restaurant Alter Interior for Atby's Restaurant	0	146,000
LONDON SUMMERSIDE CORP. LONDON SUMMERSIDE CORP.	1305 Commissioners Rd E	Alter Recreation Centre CM - ALTERATION OF SUITE # 202	0	200,000
Milan Starcevic Kirk Holdings Inc	1339 Commissioners Rd W	Erect-Apartment Building Erect 5 storey apartment building with 1 level of underground parking. SHELL Permit Only. Includes Plumbing. Provide sealed stairs and guards shop drawings to the Building Division for review prior to work in these areas. Sprinkler Shop Drawings to be submitted. Firestopping Details to be submitted. No Mechanical Work. Demolition Credits applied from Permits: 20-018828, 20-018843, 20-018845	34	9,000,000
Khanna & Patel Holdings Inc	1567 Hyde Park Rd	Erect-Medical Offices ERECT - VETERINARY CLINIC Shell Permit Only—Provide sealed stair, guards, roof truss and canopy shop drawings to the Building Division for review prior to work in these areas	0	1,100,000

City of London - Building Division

Principal Permits Issued from November 1, 2020 to November 30, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
THE RIDGE AT BYRON INC. THE RIDGE AT BYRON INC.	1710 Ironwood Rd 61	Erect-Townhouse - Cluster SDD ERECT TOWNHOUSE CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOMS, UNFINISHED BASEMENT, A/C INCLUDED, COVERED REAR DECK, SB-12 A5, MWLCP 903 LEVEL 1 UNIT 42, HRV & DWHR REQUIRED.	1	338,000
Tripathi Holdings Inc	1719 Dundas St	Alter Offices INTERIOR ALTERATION TO CONVERT FROM CHIROPRACTICE OFFICE TO DENTAL OFFICE	0	300,000
Mkh Cherryhill Residential Inc C/O Minto Group	180 Cherryhill Cir	Alter Apartment Building ALTERATIONS TO PARKING GARAGE	0	750,000
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES (2594857 Ont Inc)	1820 Canvas Way 15	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, NO DECK W/ A/C, SB12 A1, MWLCP 927 UNIT 25, HRV AND DWHR REQUIRED	1	308,000
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES (2594857 Ont Inc)	1820 Canvas Way 24	Erect-Street Townhouse - Condo ERECT NEW SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, A/C INCLUDED, NO DECK, SB-12 A1, LOT 52, HRV & DWHR REQUIRED.	1	330,000
Z- Group	1820 Canvas Way 4	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 2 STOREY, 2 CAR, 4 BED, UNFINISHED BASEMENT(ONLY BATH ROOM IS FINISHED), NO DECK, W/ A/C, SB12 A1, LOT 62, HRV AND DWHR REQUIRED	1	392,000
PARKLAND FUEL CORPORATION	1885 Huron St	Alter Restaurant INTERIOR ALTERATION OF THE TIM HORTONS KIOSK	0	127,000
Mkh Cherryhill Residential Inc C/O Minto Group	200 Westfield Dr	Alter Apartment Building ALTERATIONS TO PARKING GARAGE	0	750,000
Mkh Cherryhill Residential Inc C/O Minto Group	201 Westfield Dr	Alter Apartment Building ALTERATIONS TO PARKING GARAGE	0	604,500
MARQUIS DEVELOPMENTS LONDON INC. MARQUIS DEVELOPMENTS LONDON INC.	203 Wychwood Pk 2	Erect-Townhouse - Cluster SDD ERECT NEW TOWNHOUSE CLUSTER SDD, 1 STOREY, 2 CAR, 2 BED, UNFINISHED BASEMENT, NO DECK, W/ A/C, SB12 A5, MWLCP LOT 1, HRV AND DWHR REQUIRED	1	316,000
London International Airport	2340 Airforce Pl	Erect-Aircraft Hangers ERECT A 1418 M2 AIRCRAFT HANGER.	0	1,578,000
11850407 Canada Inc	2350 Concept Dr	Erect-Plant for Manufacturing ID - ERECT PRODUCTION FACILITY CONDITIONAL FOUNDATION INCLUDING SITE SERVICING	0	30,000,000
1616902 Ontario Limited	296 Horton St E	Alter Restaurant INTERIOR ALTER TO TIM HORTONS.	0	400,000
1616902 Ontario Limited	300 Marconi Gate E	Erect-Self-Service Storage (Mini Warehouse) Construct new pre-manufactured self service storage building without plumbing or mechanical servicing.	0	200,000

City of London - Building Division

Principal Permits Issued from November 1, 2020 to November 30, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SCHLEGEL VILLAGES INC. SCHLEGEL VILLAGES INC.	3030 Singleton Ave	Erect-Care Facility ERRECT 8 STOREY CARE FACILITY WITH 1 STOREY OF UNDERGROUND PARKING Shell Permit - Provide Delta Beam shop drawings for each floor prior to construction for that floor. Provide sealed stair guards, stairs, balcony guards shop drawings to the Building Division for review prior to work in these areas.	0	62,000,000
731675 ONTARIO LIMITED 731675 ONTARIO LIMITED	3080 Bostwick Rd	Erect-Apartment Building RA - ERRECT 17 FLOOR APARTMENT BUILDING SHELL PERMIT - SUBMIT SEALED SHOP DRAWINGS FOR METAL GRATES IF THAT AREA IS ACCESSIBLE BY THE PUBLIC, BALCONY GUARDS , STAIR/LANDINGS AND STAIR GUARDS TO THE BUILDING DIVISION FOR REVIEW PRIOR TO WORK IN THESE AREAS. Submit sprinkler shop drawings and fire pump data to City for review.	208	44,337,600
2290874 Ontario Inc	3260 Singleton Ave HH	Erect-Townhouse - Condo Erect new townhouse Condo BLDG HH, DPN 159,164 Lots 53,54 respectively. No basement. 3 storey. Soils report required.	2	474,600
2290874 Ontario Inc	3260 Singleton Ave II	Erect-Townhouse - Condo Erect new townhouse Condo BLDG II, DPN 157,155,166,168 Lots 55,57,56,58 respectively. No Basement. Soils report required.	4	527,800
2290874 Ontario Inc	3260 Singleton Ave JJ	Erect-Townhouse - Condo Erect new townhouse Condo BLDG JJ, DPN 153,151,170,172 Lots 59,61,60,62 respectively. No basement, 3 storey. Soils report required.	4	1,200,000
1967172 Ontario Inc.	3380 Singleton Ave K	Erect-Townhouse - Condo ERRECT NEW TOWNHOUSE BLOCK, BLDG K, DPNS 3406, 3410, 3414, 3418, 3422, 3 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO A/C, UNCOVERED REAR DECK, SB-12 HOT2000.	5	1,250,000
1967172 Ontario Inc.	3380 Singleton Ave L	Erect-Townhouse - Condo ERRECT NEW TOWNHOUSE BLOCK, BLDG L, DPNS 3386, 3390, 3394, 3398, 3402, 3 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO A/C, UNCOVERED REAR DECK, SB-12 HOT2000.	5	125,000
LONDON HEALTH SCIENCES CENTRE LONDON	339 Windmere Rd	Alter Hospitals INTERIOR ALTERATIONS TO ROOMS A1-185, A1-187 AND A1-188 AT UNIVERSITY HOSPITAL	0	550,000
LONDON HEALTH SCIENCES CENTRE LONDON	339 Windmere Rd	Alter Hospitals INTERIOR ALTERATIONS TO MDR ROOM A1-322 AT UNIVERSITY HOSPITAL + Asbestos Abatement. Submit Sprinkler Shop Drawings and GRCC before demolition phase. ITC form has been requested.	0	800,000

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SOUTHBIDGE HEALTHCARE GP INC.	3715 Southbridge Ave	Erect-Care Facility ERECT LONG TERM CARE FACILITY. Shell Permit - Provide DELATABEAM shop drawings for each floor prior to construction for that floor, provide sealed stair guards and balcony guards shop drawings to the Building Division for review prior to work in these areas. Submit sprinkler system shop drawings & calculations to City for review before FULL permit is granted. Submit sealed shop drawings for Fire Suppression and Kitchen Hoods.	0	4,000,000
DORAL HOLDINGS LIMITED	390 Springbank Dr	Alter Restaurant Alter interior for existing Tim Hortons	0	260,000
TRICAR LIMITED TRICAR PROPERTIES LIMITED	480 Callaway Rd	Erect-Apartment Building ERECT 10 STOREY APARTMENT BUILDING. Submit sprinkler shop drawing & calculations to City for review (digital). Submit the name of Integrated Testing Co-Ordinator for this building; info is required before permit can be issued 'Full'.	161	71,600,000
ST JOSEPH'S HEALTH	550 Wellington Rd	Alter Hospitals RF(8) - Hospital - Int. alt (exhaust fan) Replace Kitchen Exhaust system, Level 1, room B1101	0	900,000
1551733 Ontario Limited	608 Springbank Dr	Erect-Apartment Building ERECT 13 STOREY APARTMENT BUILDING, FRR/FPO March 19, 2018- Alternative Solution to remove fire hose cabinets is approved Shell Permit Only—Provide sealed Misc. Metals for the stair guards, balcony guards and roof access shop drawings to the Building Division for review prior to work in these areas	101	11,500,000
Seasons Retirement Communities (London Highland) GP Inc.	633 Base Line Rd E	Erect-Nursing Homes IS - ERECT 8 STOREY BLDG, 1 LEVEL U/G PARKING, 2nd (MAIN) FLOOR AMENITY SPACE, 3RD-9TH FLOOR RETIREMENT HOME. CONDITIONAL FOUNDATION PERMIT ONLY. NO WORK PERMITTED ABOVE GRADE. FULL SET ARCHITECTURAL ABOVE GRADE DRAWINGS REQUIRED FOR REVIEW/APPROVAL FOR PERMIT UPGRADE. SPRINKLER DRAWINGS, MISC. METALS, FIRE STOPPING PACKAGE REQUIRED. GRCC FOR FIRE PROTECTION AND MISC.METALS REQUIRED. Demo Credits applied from permits: 17-036201, 17-036202, 17-036205, 17-036207, 17-036203, 17-036206, 17-036208.	0	30,588,300
LM ACQUISITION INC C/O IINDUCTOTHERM INDUSTRIES	635 Newbold St	Alter Factories Interior alter for office area.	0	400,000

City of London - Building Division

Principal Permits Issued from November 1, 2020 to November 30, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	660 Steeplechase Dr	Install-Schools Elementary, Kindergarten INSTALL FIRE ALARM, SECURITY SYSTEM, EXIT SIGNS AND PA SYSTEM.		255,000
ALL SOUFAN 2219008 ONTARIO LIMITED c/o YORK DEVELOPMENTS LONDON	6990 Clayton Walk	Install-Townhouse - Cluster SDD RT - Install site services.		1,398,744
The Ironstone Building Company Inc	745 Chelton Rd B	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG B, 6 UNITS DPN 40, 42, 44, 46, 48, 50, 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, A/C INCLUDED, UNCOVERED DECK, SB-12 A1, HRV & DWHR REQUIRED.	6	1,285,000
The Ironstone Building Company Inc	745 Chelton Rd C	Erect-Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG C, 6 UNITS DPN 28, 30, 32, 34, 36, 38 2 STOREY, 1 CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, A/C INCLUDED, UNCOVERED DECK, SB-12 A1, HRV & DWHR REQUIRED.	6	1,300,000
2719797 Ontario Inc	781 Richmond St	Alter Medical Offices INTERIOR ALTERATIONS TO MEDICAL OFFICE	0	300,000
785 Wonderland Road Inc c/o Mccor Management (East) In	785 Wonderland Rd S	Alter Offices ALTER INTERIOR, UNIT 220 FOR OFFICE SPACE, DAVIS MARTINDALE. Submit SPRINKLER system shop drawings for City review. SHELL PERMIT - Provide sealed Skylight shop drawings with the attachment detail to the Building Division for review prior to work in these areas	0	3,200,000
Choice Properties Ltd. C/O CP Reit Ontario Properties Limited	825 Oxford St E	Alter Super Market INTERIOR RENOVATION FOR SUPER STORE. FRR FPO	0	1,200,000
Total Permits 47			Units 549	Value 290,028,944

** 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

1616902 Ontario Limited
 Khanna & Patel Holdings Inc

Commercial Permits regardless of construction value

CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF December 2020

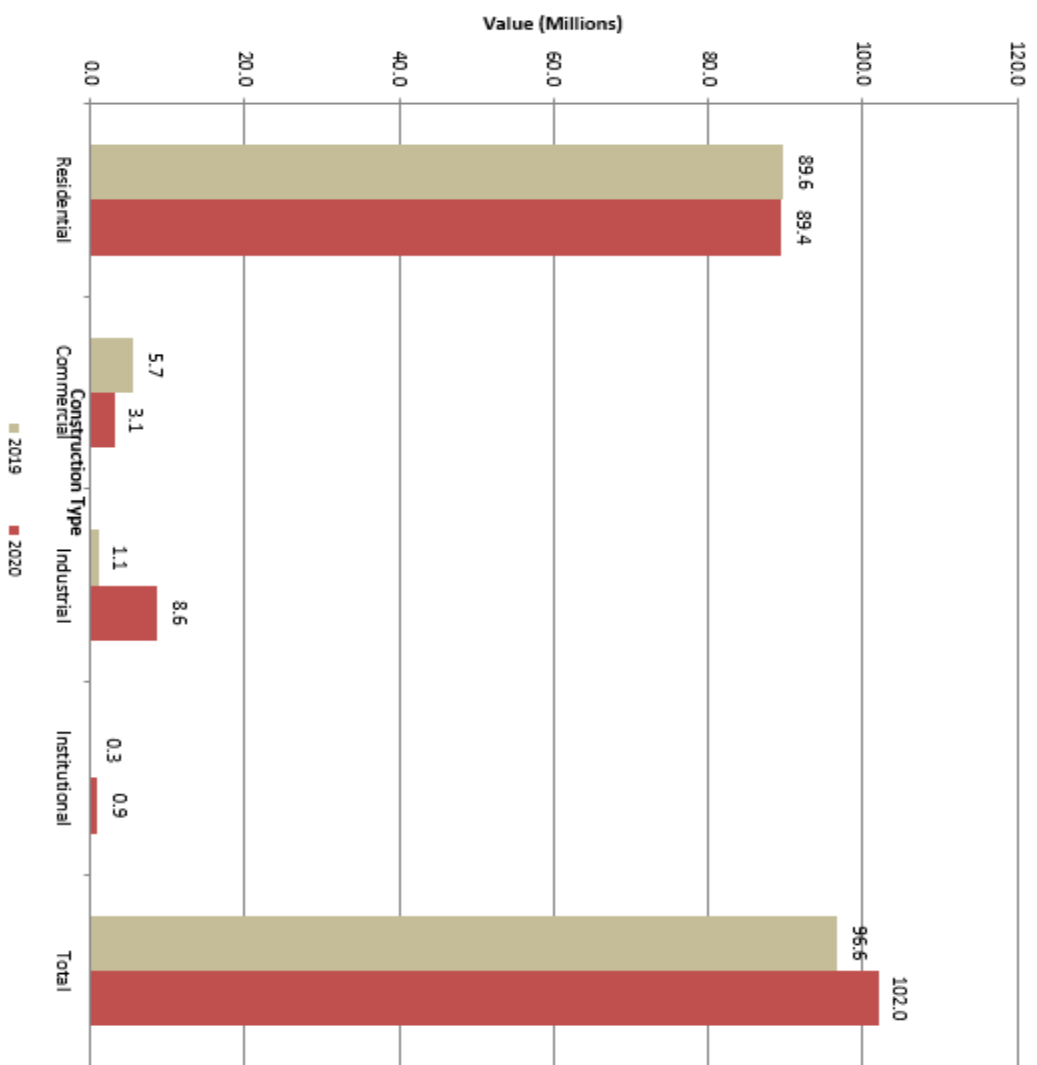
CLASSIFICATION	December 2020				to the end of December 2020				December 2019				to the end of December 2019			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE FAMILY DWELLINGS	100	45,612,700	100	963	414,170,954	963	43	19,821,640	43	688	296,806,026	688	0	0	688	
SEMI DETACHED DWELLINGS	0	0	0	2	1,023,000	4	0	0	0	0	0	0	0	0	0	
TOWNHOUSES	10	9,437,117	52	145	136,851,902	536	16	15,296,024	71	173	157,778,554	709	173	157,778,554	709	
DUPLEX, TRIPLEX, QUAD/APT BLDG	3	29,200,000	176	20	626,102,400	2,210	2	50,222,480	334	20	242,709,332	1,209	20	242,709,332	1,209	
RES-ALTER & ADDITIONS	109	5,116,900	15	1,509	60,969,387	68	76	4,286,344	20	1,798	58,200,166	82	1,798	58,200,166	82	
COMMERCIAL - ERECT	0	0	0	11	8,460,300	0	1	1,930,000	0	20	33,536,380	0	20	33,536,380	0	
COMMERCIAL ADDITION	1	894,300	0	6	3,097,100	0	1	300,000	3	17	10,144,000	3	17	10,144,000	3	
COMMERCIAL - OTHER	28	2,227,200	0	373	94,514,869	0	28	3,455,600	0	509	71,661,203	2	509	71,661,203	2	
INDUSTRIAL - ERECT	0	0	0	8	40,231,400	0	1	90,000	0	15	320,480,000	0	15	320,480,000	0	
INDUSTRIAL - ADDITION	0	0	0	5	7,931,300	0	0	0	0	13	44,445,100	0	13	44,445,100	0	
INDUSTRIAL - OTHER	11	8,584,000	0	51	14,958,007	0	9	982,300	0	84	20,782,320	0	84	20,782,320	0	
INSTITUTIONAL - ERECT	0	0	0	7	129,443,300	0	0	0	0	2	27,456,800	0	2	27,456,800	0	
INSTITUTIONAL - ADDITION	1	600,000	0	9	15,778,000	0	0	0	0	9	39,233,800	0	9	39,233,800	0	
INSTITUTIONAL - OTHER	5	314,700	0	162	58,399,501	0	7	255,100	0	180	30,436,060	0	180	30,436,060	0	
AGRICULTURAL	1	7,000	0	3	269,000	0	0	0	0	6	15,700,000	0	6	15,700,000	0	
SWIMMING POOL FENCES	5	142,728	0	358	9,235,019	0	2	50,000	0	210	4,535,267	0	210	4,535,267	0	
ADMINISTRATIVE	9	0	0	62	109,000	0	4	80,000	0	144	447,000	0	144	447,000	0	
DEMOLITION	4	0	3	78	0	53	5	0	3	95	0	53	95	0	53	
SIGNS/CANOPY - CITY PROPERTY	1	0	0	7	0	0	0	0	0	30	0	0	30	0	0	
SIGNS/CANOPY - PRIVATE PROPERTY	23	0	0	312	0	0	53	0	0	518	0	0	518	0	0	
TOTALS	311	102,136,645	343	4,091	1,621,544,439	3,781	248	96,769,488	471	4,531	1,374,352,008	2,693	4,531	1,374,352,008	2,693	

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

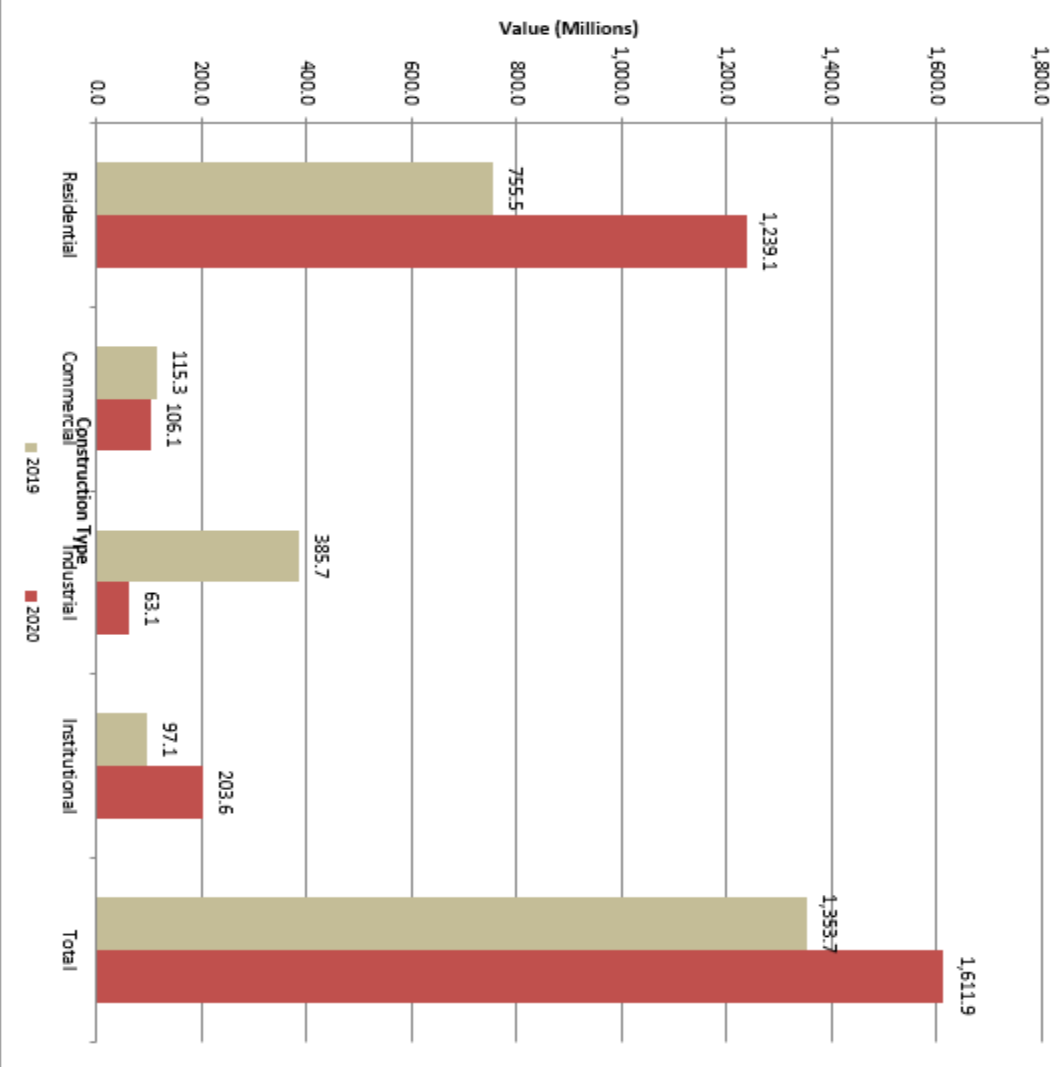
2) Mobile Signs are no longer reported.

3) Construction Value has been rounded up.

Construction Value of Building Permits
December



Construction Value of Building Permits
January to December



City of London - Building Division

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

Owner	Project Location	Proposed Work	Construction	
			No. of Units	Value
JENNUM WELLINGTON PROPERTIES INC. JENNUM WELLINGTON PROPERTIES INC.	1025 Wellington Rd	Alter Barber Shop CM - INTERIOR FIT UP FOR "TOMMY GUNS ORIGINAL BARBER SHOP" For fire protection: Fire Extinguishers to be installed at both exit locations. ASAI/4/8 - Personal Service Establishment Permitted - Business License Required	0	175,000
BOARDWALK REIT PROPERTIES BOARDWALK REIT PROPERTIES	106 Base Line Rd W	Alter Apartment Building Alter Interior of Main Floor/Lobby/Corridor.	0	120,000
REMBRANDT HOMES	1061 Eagletrace Dr 24	Erect-Townhouse - Cluster SDD ERECT NEW CLUSTER SDD, 1 SOTREY, 2 CAR, 3 BED, UNFINISHED BASEMENT, W/ DECK, W/ A/C, ENERGY STAR, UNIT 3, HRV AND DWHR REQUIRED. Soils required.	1	275,000
REMBRANDT HOMES	1061 Eagletrace Dr 28	Erect-Townhouse - Condo ERECT NEW SDD, 2 STOREY, 2 CAR GARAGE, 4 BEDROOMS, UNFINISHED BASEMENT, COVERED DECK, A/C, LOT 28 HRV AND DWHR REQUIRED. Soil report required.	1	496,000
KAREN CRICH Crich Holdings & Buildings Limited	110 Grand Ave	Alter Apartment Building Balcony repairs Shell Permit Only -Provide sealed Misc. Metals for the balcony guards to the Building Division for review prior to work in these areas	0	175,000
LONDON HOSPITALITY INC. C/O DAYS INN LONDON LONDON HOSPITALITY INC. C/O DAYS INN LONDON	1100 Wellington Rd	Install-Hotel INSTALL SOLAR PANELS ON ROOF		250,000
BOARDWALK REIT PROPERTIES BOARDWALK REIT PROPERTIES	112 Base Line Rd W	Alter Apartment Building Alter interior of Main Floor and Lobby area.	0	120,000
Cnk Investments Inc	127 Jasper Cres	Add Duplex ADDITION TO SECOND STOREY OFFHOME TO CREATE SECONDARY DWELLING UNIT, ALTER INTERIOR OF EXISTING HOUSE TO REMOVE LOAD BEARING WALL, ADD BATHROOM TO BASEMENT LEVEL, CREATE NEW LIVING ROOM, BATHROOM AND BEDROOM ON MAIN FLOOR, FULL SECONDARY SUITE ON SECOND FLOOR	1	195,000
Bsn London Corporation C/O Farhi Holdings	151 Dundas St	Alter Offices Structural and waterproofing repairs for elevated sidewalk.	0	200,000
TALU INC. TALU PROPERTIES INC.	1515 Agathos St	Install-Apartment Building INSTALL SITE SERVICES FOR BLOCK 140		848,000
The Ironstone Building Company Inc	1515 Agathos St	Install-Apartment Building INSTALL SITE SERVICES FOR BLOCK 140		848,000
CF REALTY HLDG INC., FAIRVIEW CORP CF REALTY HLDG INC., C/O CADILLAC FAIRVIEW CORP	1680 Richmond St	Alter Retail Store UNIT U019B - INTERIOR FIT UP FOR LA VIE EN ROSE	0	275,000

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
THE RIDGE AT BYRON INC. INC.	THE RIDGE AT BYRON 1710 Ironwood Rd 27	Erect-Townhouse - Cluster SDD ERCT RT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 2 BEDROOMS, PARTIALLY FINISHED BASEMENT, COVERED REAR DECK, A/C INCLUDED, SB-12 A5, M/LCP 904 LEVEL 1 UNIT 14, HRV & DWHR REQUIRED.	1	446,500
THE RIDGE AT BYRON INC. INC.	THE RIDGE AT BYRON 1710 Ironwood Rd 55	Erect-Townhouse - Cluster SDD ERCT RT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, 1 BEDROOM, UNFINISHED BASEMENT, COVERED REAR DECK, SB-12 A5, M/LCP 903 LEVEL 1 UNIT 39, SOILS REPORT REQUIRED, HRV & DWHR REQUIRED.	1	339,000
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES (2584857 Ont Inc)	1820 Canvas Way 13	Erect-Townhouse - Cluster SDD ERCT SDD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB12-A1, LOT 24, DWHR &HRV REQUIRED	1	304,400
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES (2584857 Ont Inc)	1820 Canvas Way 19	Erect-Townhouse - Cluster SDD ERCT NEW TOWNHOUSE CLUSTER SDD, DPN 19, 2 STOREY, 2 CAR GARAGE, 3 BEDROOM, UNFINISHED BASEMENT, NO DECK, A/C, SB12 A1,UNIT 27, SOILS REQUIRED, HRV AND DWHR REQUIRED	1	302,000
SIFTON PROPERTIES LIMITED SIFTON PROPERTIES LIMITED	1847 Sandy Somerville Lane	Erect-Townhouse - Cluster SDD ERCT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE + GOLF CART BAY , UNFINISHED BASEMENT, 2 BEDROOMS, REAR COVERED PORCH, NO DECK, A/C INCLUDED, SB12- PERFORMANCE, PART OF BLOCK 1 33M-758 (33R-20595) PART 1, HRV & DWHR REQUIRED,***SOILS REPORT REQUIRED***	1	362,000
SIFTON PROPERTIES LIMITED SIFTON PROPERTIES LIMITED	1878 Sandy Somerville Lane	Erect-Townhouse - Cluster SDD ERCT NEW CLUSTER SDD, 1 STOREY, 2 CAR, 2 BED, PARTIALLY FINISHED BASEMENT, NO DECK, W/ A/C, SB12 PERFORMANCE, 33M758 LOT 6 , HRV AND DWHR REQUIRED	1	362,000
ALI SOUFAN YORK PROPERTY MANAGEMENT	1959 Whaincliffe Rd S	Erect-Townhouse - Rental ERCT 40 UNIT STACKED TOWNHOMES - BLOCK 1	40	5,602,217
ST JOSEPH'S HEALTH CARE LONDON ST. JOSEPH'S HEALTH CARE LONDON	21 Grosvenor St	Install-Care Facility Plumbing Installation - Care Facility - Installing a stone infiltration system within the property boundaries	0	147,000
DANCOR HURON ROBINS HILL INC. DANCOR HURON ROBINS HILL INC.	2244 Huron St	Alter Warehousing INTERIOR FIT UP -BUILDING K	0	1,200,000
8999872 CANADA LTD	228 Dundas St	Alter Retail Store INTERIOR ALTERATION FOR RETAIL STORE AREA ONLY	0	125,000

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	230 Base Line Rd W	Add Schools Secondary, High, Jr. High ADD TO SCHOOL FOR ELEVATOR AND MINOR INTERIOR ALTERATIONS FOR CORRIDORS, CF1. Submit shop drawings for Smoke Damper to City for Fire Protection review.	0	600,000
CARDIFF PRODUCTS CORPORATION	2300 Discovery Dr	Alter Plant for Manufacturing CM-INTERIOR ALTER FOR PACKAGING FACILITY Shell Permit Only –Provide sealed engineering insulated metal panels shop drawings to the Building Division for review prior to work in these areas	0	6,000,000
SIFTON LIMITED	2610 Kettering Pl D	Erect-Street Townhouse - Condo ERECT NEW TOWNHOUSE BLOCK - BLDG D, 4 UNITS, 31, 33, 35, 37, 3 STOREY, 1 CAR GARAGE, 3 BEDROOMS, NO BASEMENT, NO A/C, UNCOVERED DECK, SB-12 A1, HRV & SWHR REQUIRED.	4	900,000
DREWLO HOLDINGS INC	300 South Carriage Rd	Erect-Apartment Building RA - ERECT FOR 11 STOREY, 172 UNIT APARTMENT BUILDING, FRR/FPO Foundation with underground plumbing only. Site services under separate permit.	172	28,000,000
DREWLO HOLDINGS INC. DREWLO HOLDINGS INC.	300 South Carriage Rd	Install-Site Services RA - INSTALL SITE SERVICING		250,000
TROJAN TECHNOLOGIES INC. TROJAN TECHNOLOGIES INC.	3020 Gore Rd	Alter Warehousing REVISING USE OF THE EXISTING WAREHOUSE SPACE TO LABORATORY AND TESTING SPACE.	0	750,000
1904881 Ontario Inc. London City	585 Queens Ave 900 King St	Erect-Apartment Building Erect 3 storey, 4 unit apartment building. Install-Convention Centre/Exhibition Hall Install plumbing including new sewer and water branch piping.	4	1,200,000 146,000
Dr. Cecilia Aragon Aragon Holdings (London) Inc	906 Adelaide St N	Add Offices NEW DENTAL OFFICE Shell Permit - Provide sealed roof truss drawings reviewed by the principal engineer and sealed guards shop drawings to the Building Division for review prior to work in these areas	0	894,300
LIQUOR CONTROL BOARD OF ONTARIO LIQUOR CONTROL BOARD OF ONTARIO	955 Wilton Grove Rd	Install-Warehousing ID - Stair Replacement, Slab Repair, New Accessibility Ramp		225,000
LIQUOR CONTROL BOARD OF ONTARIO LIQUOR CONTROL BOARD OF ONTARIO	955 Wilton Grove Rd	Install-Warehousing ID - Stair Replacement, Slab Repair, New Accessibility Ramp		225,000
LIQUOR CONTROL BOARD OF ONTARIO LIQUOR CONTROL BOARD OF ONTARIO	955 Wilton Grove Rd	Install-Warehousing ID - Stair Replacement, Slab Repair, New Accessibility Ramp Shell Permit Only –Provide sealed Misc. Metals for the guards and handrails drawings to the Building Division for review prior to work in these areas	0	225,000



London
ON M9A 5G6

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

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Mdm Canada Holdings Inc	978 Oxford St E	Alter Dental offices INTERIOR FIT UP FOR DENTAL OFFICE SHELL PERMIT ONLY- PROVIDED A SEALED LETTER/DRAWINGS FROM ONTARIO LICENSED PROFESSIONAL ENGINEER TO CONFIRM THAT THE EXISTING FRAMING IS ADEQUATE TO SUPPORT THE NEW MECHANICAL UNIT OR IF ANY REINFORCING IS REQUIRED TO THE BUILDING DIVISION FOR REVIEW PRIOR TO INSTALLATION OF RTU.	0	370,000

Total Permits 34 Units 229 Value 52,775,417

** 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

Aragon Dr. Cecilia Aragon Holdings (London) Inc

Commercial Permits regardless of construction value