



London
CANADA

Planning and Development Department Building Division Memo

To: Pat McNally
Executive Director, Planning, Environmental and
Engineering Services

From: G. Kotsifas, P. Eng.
Director of Building Controls

Date: July 15, 2011

RE: **Monthly Report for June 2011**

Attached are the Building Division's monthly report for June 2011 and copies of the Summary of the Inspectors' Workload reports.

Permit Issuance

By the end of June, 1,869 permits had been issued with a construction value of approximately 434.2 million dollars, representing 668 new dwelling units. Compared to last year, this represents a 24.7 % decrease in the number of permits, an 8.2% increase in the construction value and a 47.3% decrease in the number of dwelling units.

To the end of June, the number of single and semi detached dwellings issued were 381, which was a 42.5% decrease over last year.

At the end of June, there were 388 applications in process, representing approximately 139 million dollars in construction value and an additional 546 dwelling units, compared with 491 applications having a construction value of 135 million dollars and an additional 261 dwelling units for the same period last year.

The rate of incoming applications for the month of June averaged out to 22.9 applications a day for a total of 503 in 22 working days. There were 75 permit applications to build 75 new single detached dwellings, and 9 townhouse applications to build 15 units, 7 of which were cluster single dwelling units.

There were 463 permits issued in June totalling \$95,458,805 including 96 new dwelling units.

Analysis of the issue dates show that for the month of June all types of permits, 48% were issued within 1 week, 76% were issued within 2 weeks and 86% were issued within 3 weeks. The report indicates that for single and semi detached dwellings, 22% were issued within 1 week, 39% were issued within 2 weeks, 69% were issued within 12 days, and 85% were issued within 3 weeks and 4 weeks.

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Monthly Report for June 2011

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Inspections

Due to the Amanda reporting on scheduling inspections which inflates the numbers, only one inspection call per permit is counted, and only one inspection completed per permit is recorded.

Building Inspectors received 1,537 inspection calls and conducted 1,814 building permit related inspections with an additional 76 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,890 inspections or an average of 189 inspections made per inspector this month based on 10 inspectors, which averages out to 9.7 inspections per day per inspector. (Note: 220 person working days – 26 vac/sick day/training = 194. There are a total of 9,530 active building permits or an average of 953 permits per inspector.

Plumbing Inspectors received 789 inspection calls and conducted a total of 808 permit related inspections, there were 5 inspections performed that related to the Backflow Prevention Program. Inspections relating to complaints, orders and miscellaneous calls totalled a further 4 inspections. During the month a total of 812 inspections were conducted with an average of 219 per inspector, which averages out to 11 inspections per day per inspector*. (Note: 88 person working days – 14 vac/sick day/training = 74.0). Active building permits involving plumbing totalled 3,579 or 716 on average per inspector.

* Based on 4 Plumbing Inspectors; 1 inspector working part days doing office work and part days covered by WSIB.

Municipal Law Enforcement Services

See attached.



GK:
Attach.

c.c.: P. Kokkoros, D. Howe, O. Clarke, N. Graham, O. Katolyk

**SUMMARY OF BUILDING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD
JUNE, 2011**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1219	7	14		7.4	9.5
J. Domaracki	983	17	12		10.4	11.9
E. Drost	824	4	2		3.7	9
T. Groeneweg	1030	8	5		4	8.8
G. Giannos	914	14	9		8	8.4
M. MacDonald	1003	17	10		11.7	11
J. Davis	959	5	4		9	10.5
A. DiCicco	572	5	1		3.2	8.5
J. Silcox	958	16	26		3.7	7.5
K. Wilding	1068	19	11		8	9.2
TOTALS	9530	112	94		6.9	9.4

**SUMMARY OF PLUMBING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD
DATE, 2010**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	527	0	0	9	11.5
P. Langdon	680	0	0	7.5	0
R. Psotka	487	1	0	5.6	11
E. Turner	1064	0	3	6.3	10
D. Webster	821	1	1	7.3	10.7
TOTALS	3579	2	4	7.1	8.6

June – 2011
Municipal Law Enforcement Services

By-Law Enforcement	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Active Files	1,013	1,013	1,016	1,012	1,291	1,318						
New Complaints Received	246	249	283	346	716	656						
Complaints YTD	246	498	785	1,131	1,858	2,519						
Properties cleared YTD	16	18	41	86	113	191						
Cost to Clear YTD \$	3,500	3,800	8,800	18,100	27,500	44,500						
Active Pool Fence Files	129	131	134	153	159	174						

Property Standards	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Active Files	454	452	444	448	460	459						
New Complaints Received	33	31	44	57	71	74						
Complaints YTD	33	75	142	206	295	396						
VS Payment Requests YTD	39	86	100	153	153	TBA						

The following is a summary of key highlights and issues addressed in June:

While the number of by-law complaints investigated remains similar to previous years, the number of property clean-ups is lower by approximately 100 clean-ups in comparison to 2010. This is a direct result of a higher compliance rate in response to City-issued Orders.

CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF June 2011

CLASSIFICATION	June 2011			to the end of June 2011			June 2010			to the end of June 2010		
	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS
SINGLE DETACHED DWELLINGS	71	20,370,100	71	378	108,039,860	378	141	28,992,300	141	659	139,046,750	659
SEMI DETACHED DWELLINGS	1	390,000	1	2	908,000	3	0	0	0	2	520,000	4
TOWNHOUSES	6	1,772,000	6	72	28,306,740	123	33	9,074,300	56	107	31,734,300	169
DUPLEX, TRIPLEX, QUAD, APT BLDG	2	4,887,200	16	6	23,187,200	160	0	0	0	6	52,045,800	421
RES-ALTER & ADDITIONS	191	3,946,555	1	723	18,296,195	3	235	8,145,830	0	921	24,373,689	14
COMMERICAL - ERECT	7	7,459,404	0	11	14,408,404	0	2	265,000	0	20	11,215,092	0
COMMERCIAL - ADDITION				9	5,830,500	0	2	945,000	0	13	16,803,000	0
COMMERCIAL - OTHER	44	12,696,700	1	193	33,854,450	1	40	1,974,250	0	199	38,113,101	0
INDUSTRIAL - ERECT	5	270,000	0	8	570,000	0	3	10,945,000	0	9	11,989,000	0
INDUSTRIAL - ADDITION				5	2,201,000	0	0	0	0	3	1,213,000	0
INDUSTRIAL - OTHER	3	33,000	0	24	3,166,300	0	4	126,000	0	26	2,984,865	0
INSTITUTIONAL - ERECT	1	40,000,000	0	4	50,510,000	0	9	3,145,000	0	15	36,630,000	0
INSTITUTIONAL - ADDITION	4	187,000	0	11	58,370,000	0	2	2,000,000	0	5	22,533,500	0
INSTITUTIONAL - OTHER	25	2,697,800	0	62	84,707,400	0	26	3,364,000	0	93	10,082,100	0
AGRICULTURAL	2	60,000		2	60,000	0	0	0	0	0	0	0
SWIMMING POOL FENCES	40	626,121		99	1,562,111	0	54	777,250	0	118	1,777,730	0
ADMINISTRATIVE	32	62,925	0	75	198,725	0	22	43,550	0	70	214,850	0
DEMOLITION	8		8	36		29	11	0	7	41	0	29
SIGNS/CANOPY - CITY PROPERTY	3			9			0	0	0	10	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	18			140			27	0	0	165	0	0
TOTALS	463	95,458,805	96	1,869	434,176,885	668	611	69,797,480	197	2,482	401,276,777	1,267

July 15, 2011

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

2) Mobile Signs are no longer reported.

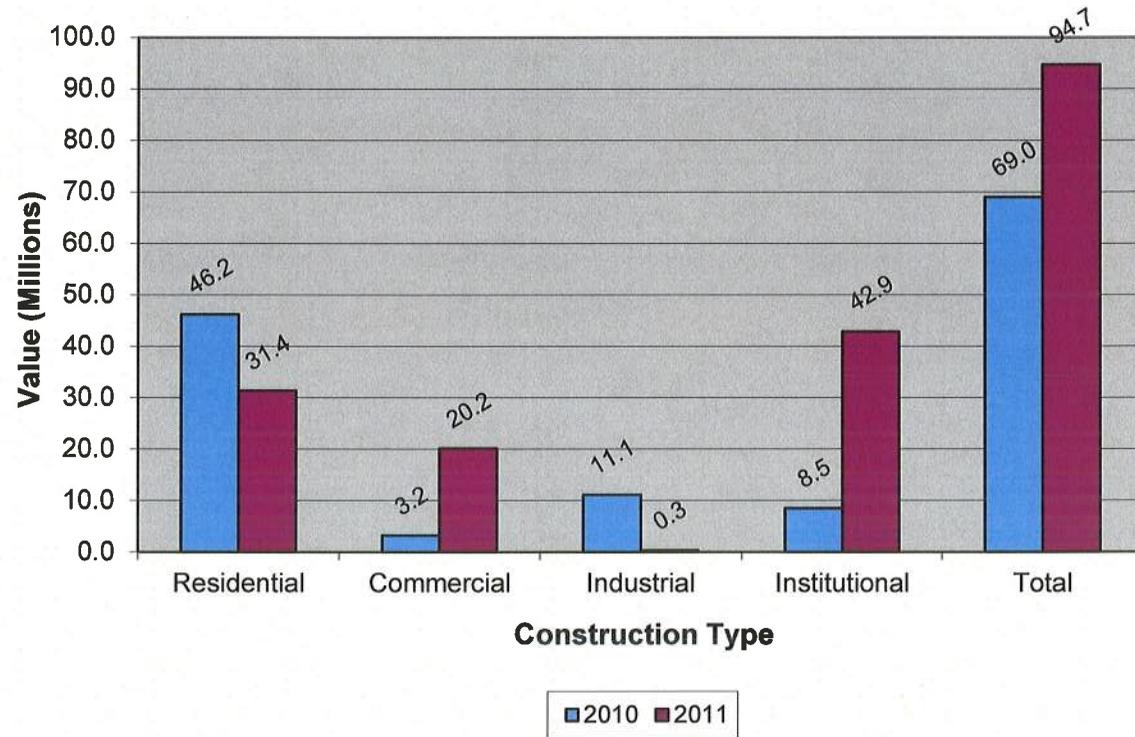
City of London - Building Division
Principal Permits Issued From June 01, 2011 to June 30, 2011

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Jennum Wellington Properties Inc	1037 Wellington Rd	Alter-Retail Store-Alter Interior For Tag Retail Store Frr Fpo	0	1,154,000
London White Oaks Investment Inc	1105 Wellington Rd	Alter-Shopping Centre-Alter Interior Of Unit 131 For Campus Crew Frr F	0	112,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Alter Interior Of Chemistry Building Labs 10-13	0	450,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Alter Loading Dock, Ramps & Stairs Of Biological &	0	375,000
The Board Of Governors, The University Of Western Ontario	1255 Western Rd	Erect-University-Erect New Richard Ivey School Of Business (Phase	0	40,000,000
Old Oak Properties Inc	140 Fullarton St	Alter-Offices-Alter Interior For Offices 9th Floor. Frr Fpo	0	153,000
719299 Ontario Inc	1422 Fanshawe Park Rd W A	Alter-Automobile Sales & Service-Alter Interior For Automotive Display/Sales. Fpo	0	125,000
162 Wortley Inc	162 Wortley Rd	Erect-Apartment Building-Erect 3 Storey Apartment Building. Frr/Fpo	14	4,500,000
Mkh Cherryhill Residential Inc C/O Minto Group	190 Cherryhill Cir	Alter-Apartment Building-Alter To Replace Boiler In Apartment Building. Ffr	0	122,000
1830098 Ontario Ltd	1905 Dundas St	Erect-Retail Plaza-Erect Commercial Shell Building. Conditional Shel	0	424,202
1830098 Ontario Ltd	1905 Dundas St	Erect-Retail Plaza-Erect Shell Retail Building. Conditional Foundati	0	424,202
I.F. Propco Holdings (Ontario) 31 Ltd.	250 York St	Alter-Offices-Alter Interior For Digital Extremes Main Floor	0	875,000
Southside Construction Ltd	3030 Colonel Talbot Rd	Erect-Financial Institution-Erect Shell Td Building. Frr	0	1,028,000
London Health Association	339 Windermere Rd	Alter-Hospitals-Alter To Upgrade Exhaust System. Ffr	0	700,000
1830098 Ontario Ltd	395 Clarke Rd	Erect-Restaurant -Erect Commercial Shell Building. Conditional Foun	0	150,000
1830098 Ontario Ltd	395 Clarke Rd	Erect-Restaurant -Erect Commercial Shell Building. Conditional Foun	0	150,000
Wastell Developments Inc	400 Skyline Ave 26	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sfd W/ Double Car Garage, Unfinishe	1	242,000
Farhi Holdings Corporation	417 Exeter Rd	Alter-Retail Plaza-Alter Interior For Veteran'S Affairs. Fpo Ffr	0	278,000
Peter Moreno Westwood Power Centre Inc.	425 Southdale Rd W	Erect-Retail Plaza-Erect Shell For A2 And Group E Frr Fpo Condit	0	1,483,000
Doug Wastell Wastell Developments Inc (Garry Wastell)	430 Skyline Ave	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd/ 2 Car Garage/ Unfinish	1	300,000
Ms Holdings Ltd	460 Springbank Dr	Alter-Medical Offices-Alter Interior For 3rd Floor Tenant Finish. Condit	0	300,000
Sifton Properties Ltd.	515 Skyline Ave 37	Erect-Townhouse - Cluster Sdd-Erect Townhouse - Cluster Sdd W/2 Car Garage And F	1	400,000
Management Board Secretariat	600 Sanatorium Rd	Alter-Offices-Alter Interior Of Second Floor "Pratten Building".	0	800,000
Escalade Property Corp.	64 Gunn St	Erect-Duplex-Erect 2 Storey Rental Duplex W/ 5 Bedrooms In Each	2	387,200
1423197 Ontario Inc	696 Commissioners Rd W 9	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/2 Car Garage And F	1	310,000
Graystone Development Group Limited	725 Eagletrace Dr 69	Erect-Townhouse - Cluster Sdd-Erect A New 1 Storey Cluster Sdd With 2 Car Garag	1	300,000
Meadowcroft London Facility Inc	760 Horizon Dr	Install-Apartment Building-Install Sprinkler System In Retirement Residence.	0	110,000
Penretail Managment Ltd C/O Bentall Retail Services	785 Wonderland Rd S	Alter-Retail Plaza-Alter Interior For Lhsc. Frr	0	8,000,000
Penretail Managment Ltd C/O Bentall Retail Services	785 Wonderland Rd S	Alter-Shopping Centre-Alter Interior Of Unit B4 For Bell Store. Frr	0	120,000
London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Alter For Food Service Area On Level 3 Of North To	0	500,000
London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Alter For Tim Horton'S On Level 2 Of North Tower.	0	330,000
Peter Moreno Southside Construction / Speyside East Corp	925 Southdale Rd W	Erect-Clubs, Non Residential-Erect New Shell Building For Goodlife Fitness. Frr	0	3,800,000
Artisan Homes Inc.	960 Bitterbush Cres 32	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd W/ 2 Car Garage & Unfin	1	220,000

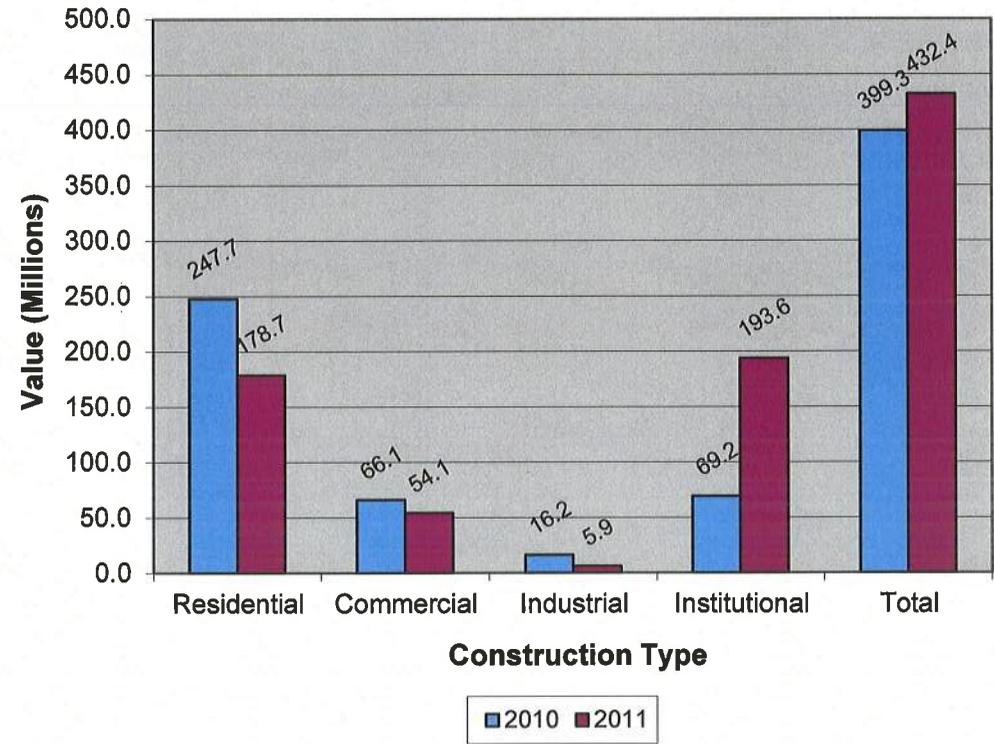
Total Permits 33 Units 22 Value 68,622,604

* Includes all permits over \$100,000., except for single and semi-detached dwellings.

**Construction Value of Building Permits
June**



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



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