



London
CANADA

Planning and Development Department Building Division Memo

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

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

Date: December 15, 2011

RE: **Monthly Report for November 2011**

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

Permit Issuance

By the end of November, 3,716 permits had been issued with a construction value of approximately 912.1 million dollars, representing 1,186 new dwelling units. Compared to last year, this represents a 14.5% decrease in the number of permits, a 41.2% increase in the construction value and a 29.7% decrease in the number of dwelling units.

To the end of November, the number of single and semi detached dwellings issued were 674, which was a 30.2% decrease over last year.

At the end of November, there were 326 applications in process, representing approximately 167 million dollars in construction value and an additional 606 dwelling units, compared with 297 applications having a construction value of 205 million dollars and an additional 435 dwelling units for the same period last year.

The rate of incoming applications for the month of November averaged out to 13.9 applications a day for a total of 306 in 22 working days. There were 52 permit applications to build 52 new single detached dwellings, and 25 townhouse applications to build 89 units, 11 of which were cluster single dwelling units.

There were 347 permits issued in November totalling \$75,430,100 including 119 new dwelling units.

Analysis of the issue dates show that for the month of November all types of permits, 25% were issued within 1 week, 46% were issued within 2 weeks and 72% were issued within 3 weeks. The report indicates that for single and semi detached dwellings, 21% were issued within 1 week, 40% were issued within 2 weeks, 75% were issued within 12 days, and 85% were issued within 3 weeks and 4 weeks.

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Monthly Report for November 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 1,359 inspection calls and conducted 1,742 building permit related inspections with an additional 57 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,799 inspections or an average of 180 inspections made per inspector this month based on 10 inspectors, which averages out to 9.1 inspections per day per inspector. (Note: 220 person working days – 22 vac/sick day/training = 198. There are a total of 9,624 active building permits or an average of 962 permits per inspector.

Plumbing Inspectors received 709 inspection calls and conducted a total of 856 permit related inspections, there were 17 inspections performed that related to the Backflow Prevention Program. Inspections relating to complaints, orders and miscellaneous calls totalled a further 3 inspection. During the month a total of 876 inspections were conducted with an average of 175 per inspector, which averages out to 9.1 inspections per day per inspector*. (Note: 110 person working days – 14 vac/sick day/training = 96). Active building permits involving plumbing totalled 3,479 or 696 on average per inspector.

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
DATE, NOVEMBER 2011**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1,290	9	15		5.8	8.2
J. Domaracki	1,031	20	116		7.0	9.0
E. Drost	798	3	1		3.9	8.0
T. Groeneweg	1,007	9	5		4.8	7.8
G. Giannos	880	12	8		7.0	8.9
M. MacDonald	1,067	15	12		10.7	10.2
J. Davis	942	4	3		8.6	11.4
A. DiCicco	551	4	4		4.4	9.0
J. Silcox	966	18	20		4.4	7.5
K. Wilding	1,092	10	8		4.8	8.5
TOTALS	9,624	104	92		61.4	88.5

**SUMMARY OF PLUMBING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD
DATE, NOVEMBER 2011**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	534	0	0	6.5	10
P. Langdon	596	0	0	7.6	8.1
R. Psotka	462	2	1	4.2	7.4
E. Turner	1,047	0	4	6.1	8.6
D. Webster	840	1	2	7.7	10.2
TOTALS	3,479	3	7	32.1	44.3

November – 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	1,326	1,309	1,161	1,180	985	
New Complaints Received	246	249	283	346	716	656	593	618	366	278	258	
Complaints YTD	246	498	785	1,131	1,858	2,519	3,119	3,741	4,112	4,394	4,654	
Properties cleared YTD	16	18	41	86	113	191	269	367	456	531	580	
Cost to Clear YTD \$	3,500	3,800	8,800	18,100	27,500	44,500	70,400	93,000	116,400	136,000	147,000	
Active Pool Fence Files	129	131	134	153	159	174	175	173	166	160	122	

Property Standards	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Active Files	454	452	444	448	460	459	452	461	433	437	438	
New Complaints Received	33	31	44	57	71	74	70	64	105	60	51	
Complaints YTD	33	75	142	206	295	396	466	561	702	775	842	
VS Payment Requests YTD	39	86	100	153	153	153	153	153	153	174	182	

CITY OF LONDON

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

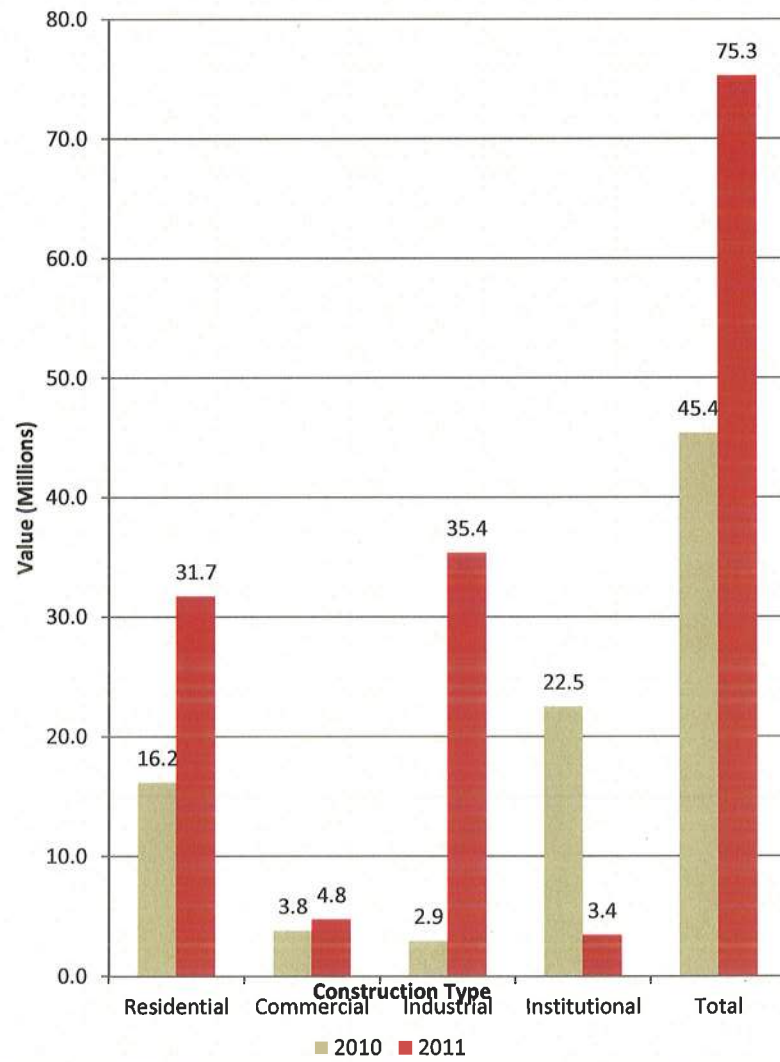
CLASSIFICATION	November 2011			to the end of November 2011			November 2010			to the end of November 2010		
	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS
SINGLE FAMILY DWELLINGS	51	15,817,200	51	667	198,401,360	667	44	8,896,700	44	959	199,435,690	959
SEMI DETACHED DWELLINGS	2	466,000	2	5	1,664,000	7	0	0	0	3	734,000	6
TOWNHOUSES	15	8,393,000	39	145	66,615,940	310	8	2,880,000	23	169	48,171,600	280
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	4,000,000	21	11	28,424,200	190	0	0	0	8	52,775,800	423
RES-ALTER & ADDITIONS	128	3,066,200	6	1,434	34,559,495	11	121	4,388,150	0	1,701	40,796,491	20
COMMERCIAL - ERECT	2	1,830,000	0	24	25,100,606	0	2	1,239,500	0	52	52,120,592	0
COMMERCIAL ADDITION	3	1,003,000	0	20	10,394,500	0	0	0	0	20	18,868,000	0
COMMERCIAL - OTHER	42	1,919,500	0	390	63,010,250	1	31	2,561,100	0	366	51,451,101	0
INDUSTRIAL - ERECT	3	33,611,000	0	18	42,787,000	0	1	450,000	0	16	21,810,000	0
INDUSTRIAL - ADDITION	2	1,060,000	0	14	19,453,700	0	2	2,426,690	0	9	7,329,490	0
INDUSTRIAL - OTHER	7	696,000	0	53	10,358,800	0	4	65,000	0	50	4,546,865	0
INSTITUTIONAL - ERECT	0	0	0	10	249,665,000	0	1	75,000	0	21	70,765,000	0
INSTITUTIONAL - ADDITION	0	0	0	18	65,027,205	0	4	20,352,000	0	16	46,778,000	0
INSTITUTIONAL - OTHER	13	3,439,700	0	129	92,620,950	0	20	2,080,728	0	156	26,415,018	0
AGRICULTURAL	2	57,000	0	9	440,000	0	1	80,000	0	4	395,000	0
SWIMMING POOL FENCES	6	68,500	0	198	3,168,814	0	18	315,800	0	221	3,462,255	0
ADMINISTRATIVE	4	3,000	0	161	373,975	0	3	3,000	0	120	312,200	0
DEMOLITION	5	0	3	73	0	60	8	0	6	78	0	48
SIGNS/CANOPY - CITY PROPERTY	2	0	0	16	0	0	0	0	0	20	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	59	0	0	321	0	0	39	0	0	355	0	0
TOTALS	347	75,430,100	119	3,716	912,065,795	1,186	307	45,813,668	67	4,344	646,167,102	1,688

Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.
 2) Mobile Signs are no longer reported.

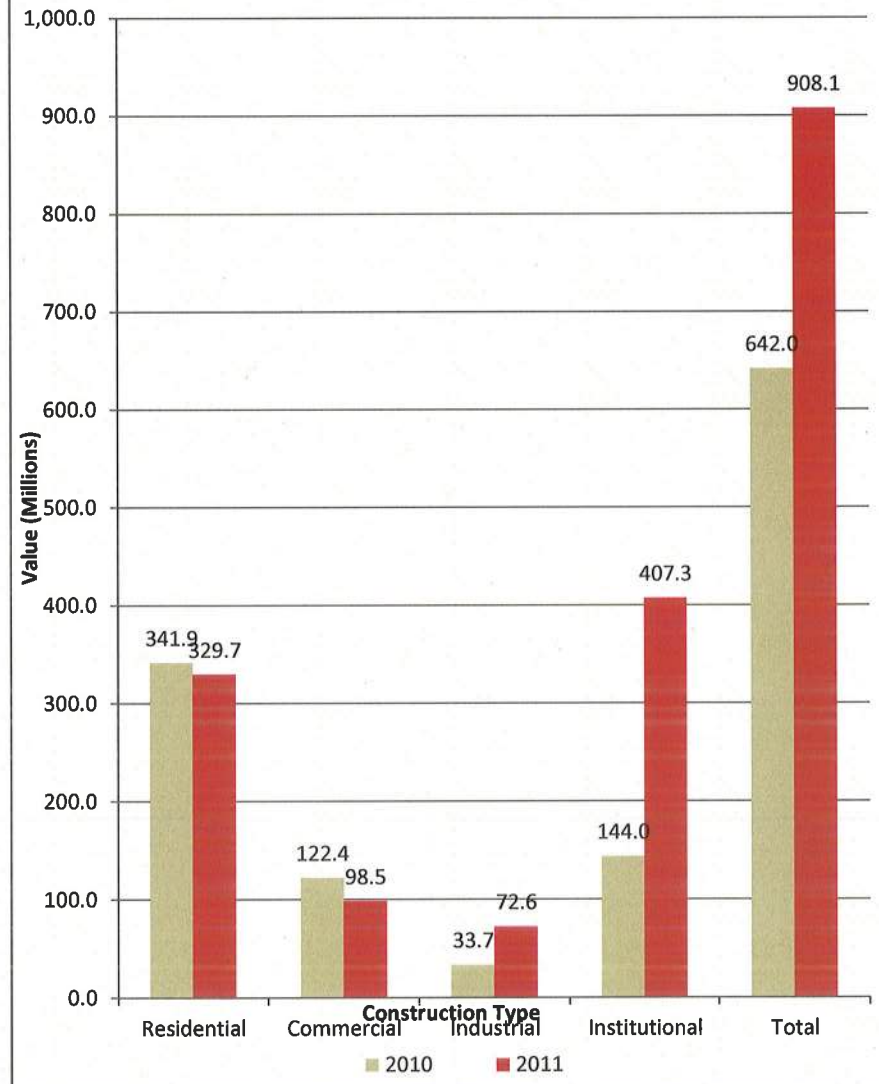
December 16, 2011

Y:Shared/building/MONTHLY/REPORTS/2011BCASUMMARY/BCA-NOV2011

**Construction Value of Building Permits
November**



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



City of London - Building Division

December 06, 2011 10:12 AM

Principal Permits Issued From November 01, 2011 to November 30, 2011

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Alter Interior Of Second Floor Of Dental Sciences	0	1,500,000
Petro-Canada	1181 Western Rd	Add-Convenience Store-Add And Alter For 7-Eleven Store	0	150,000
	124 Albert St	Alter-Duplex-Alter Interior Change Of Use From 5 Plex To Duplex	0	150,000
Lucas-Kennedy veterinary Professional Corporation	1509 Commissioners Rd E	Erect-Medical Offices-Erect Animal Clinic With Basement. Conditional Sh	0	1,080,000
River Oaks (London) Inc	1515 Shore Rd 15	Erect-Townhouse - Cluster Sdd-Erect One Storey Sfd W/2 Car Garage And Finished B	1	320,000
M T Johnstone Construction Ltd	164 Woodholme CIs-PVT	Erect-Townhouse - Cluster Sdd-Erect A One Storey Cluster Sdd W/ 2 Car Garage, &	1	328,000
Ivest Properties Limited C/O John Therriault	1673 Richmond St	Alter-Offices-Alter Interior For Royal Lepage Office Frr	0	125,000
1657682 Ontario Inc	1814 Shore Rd J	Erect-Street Townhouse - Condo-Erect 6 Unit Condo Block J. Type One Mechanical. R	6	1,037,000
1657682 Ontario Inc	1814 Shore Rd K	Erect-Townhouse - Condo-Erect 4 Unit Townhouse Block K, All Units 2 Storey	4	950,000
1657682 Ontario Inc	1814 Shore Rd L	Erect-Townhouse - Condo-Erect 5 Unit Townhouse Block L, All Units 2 Storey	5	875,000
1657682 Ontario Inc	1814 Shore Rd O	Erect-Street Townhouse - Condo-Erect 4 Unit Condo Block O, All Units 2 Storey Wit	4	950,000
Foxhollow Developments Inc.	2100 Denview Ave E	Erect-Townhouse - Condo-Erect 5 Unit Townhouse Condo Block E - All Units	5	950,000
Sifton Properties Limited	2208 Jack Nash Dr-PVT	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2car Garage, A/C,	1	272,000
Sifton Properties Ltd	2329 Jack Nash Dr-PVT	Erect-Townhouse - Cluster Sdd-Erect A One Storey Cluster Sdd W/ 2 Car Garage, A	1	272,000
Arvin Sango Inc.	2330 Discovery Dr	Erect-Plant For Manufacturing-Erect Manufacturing Plant Frr Fpo. Conditional P	0	12,000,000
Hudson Boats International Inc	2519 Fanshawe Park Rd E	Add-Plant For Manufacturing-Add To Manufacturing Plant. Conditional Shell Per	0	1,000,000
Mkh Cherryhill Commerical Inc C/O Minto Group	301 Oxford St W	Alter-Offices-Alter Interior For Demising Walls And Facade Chang	0	300,000
Southside Construction (London) Limited	3010 Colonel Talbot Rd 3	Alter-Dental Offices-Alter Interior For Dental Office. Frr	0	195,000
Westwood Power Centre Inc	3075 Wonderland Rd S H	Add-Retail Plaza-Add Retail Shell Addition To Retail Strip Mall/ F	0	813,000
Corporation Of The City Of London	3100 Nova Crt	Erect-Food Processing Plant-Erect Food Processing Plant Frr Fpo Conditiona	0	21,586,000
Tobiray Holdings Inc Mayfair Property Corp.	311 Wharncliffe Rd N	Erect-Apartment Building-Erect 21 Unit Apartment Building. Frr	21	4,000,000
Peter Moreno Southside Construction / Speyside East Corp	3129 Wonderland Rd S	Alter-Retail Plaza-Alter Interior For Offices For Investors Group F	0	298,000
	316 Wolfe St	Alter-Duplex-Alter Interior For Change Of Use From Office To Of	2	150,000
London Health Association	339 Windermere Rd	Alter-Hospitals-Alter Operating Room #15 On Level 2. Frr/Fpo	0	1,500,000
Westwood Power Centre Inc	425 Southdale Rd W	Alter-Retail Plaza-Alter Interior Of Unit 103 For Pet Value Frr	0	116,000
Old Oak Properties Inc	4474 Blakie Rd	Alter-Warehousing-Change Of Use F3 To F2 And Interior Alter For Self	0	537,000
Acg Developments Ltd.	515 Skyline Ave 36	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd W/ 2 Car Garage, A/C, N	1	352,000
London & Middlesex Housing Corporation	632 Hale St	Alter-Apartment Building-Replace Boilers. Ffr.	0	120,000
The London Ski Club	689 Griffith St	Install-Site Services-Install Storm Sewer & Catchbasins	0	110,000
Graystone Development Group Limited	725 Eagletrace Dr 12	Erect-Townhouse - Cluster Sdd-Erect A One Storey Cluster Sdd W/ 2 Car Garage, A/	1	312,000
Graystone Development Group Limited	725 Eagletrace Dr 14	Erect-Townhouse - Cluster Sdd-Erect A One Storey Cluster Sdd W/ 2 Car Garage, A/	1	250,000
Graystone Development Group Limited	747 Eagletrace Dr	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/2 Car Garage And U	1	250,000
Thames Valley District School Board	8 Mountsfield Dr	Alter-Schools Elementary, Kindergarten-Interior Alteration For Resource Room & Full Day K	0	200,000
Dr. Nicholas Hogg Dentistry Professional Corporation	843 Dundas St	Erect-Medical Offices-Erect Medical (Dental) Building. No Site Services	0	750,000
Foxhollow Developments Inc.	850 Silverfox Cres R	Erect-Street Townhouse - Condo-Erect 6 Units Condo Bldg R W/One Car Garage And Un	6	1,050,000
Jerry Knoester Artisan Homes Inc.	960 Bitterbush Cres 6	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sfd/ 2 Car Garage/ Unfinish	1	225,000

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

December 06, 2011 10:12 AM

Total Permits 36 Units 62 Value 55,073,000

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