



London
CANADA

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 15, 2015

RE: Monthly Report for August 2015

Attached are the Building Division's monthly report for August 2015 and copies of the Summary of the Inspectors' Workload reports.

Permit Issuance

By the end of August, 2,506 permits had been issued with a construction value of approximately \$483 million dollars, representing 956 new dwelling units. Compared to last year, this represents a 10% decrease in the number of permits, a 5.4% decrease in the construction value and an 18% decrease in the number of dwelling units.

To the end of August, the number of single and semi-detached dwellings issued were 403, which was a 20% decrease over last year.

At the end of August, there were 424 applications in process, representing approximately \$354 million dollars in construction value and an additional 783 dwelling units, compared with 635 applications having a construction value of \$316 million dollars and an additional 1,063 dwelling units for the same period last year.

The rate of incoming applications for the month of August averaged out to 19.5 applications a day for a total of 390 in 20 working days. There were 63 permit applications to build 63 new single detached dwellings, 6 townhouse applications to build 14 units, of which 3 were cluster single dwelling units.

There were 407 permits issued in August totalling \$46.9 million including 55 new dwelling units.

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Monthly Report for August 2015

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Inspections

Although multiple inspections may be booked and completed for a project on the same day (ie. structural framing and HVAC rough-in), only one inspection is counted in this report. This provides a more accurate depiction of the inspectors' workload.

Building Inspectors received 1,621 inspection calls and conducted 2,578 building permit related inspections with an additional inspection completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 2,576 inspections or an average of 258 inspections made per inspector this month based on 10 inspectors, which averages out to 19.8 inspections per day per inspector. (Note: 200 person working days – 73 vac/sick day/training = 130) There are a total of 8,931 active building permits or an average of 893 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 98% of the time.

Plumbing Inspectors received 713 inspection calls and conducted a total of 1,133 permit related inspections. There was 1 inspection performed that related to the Backflow Prevention Program. Inspections relating to complaints, orders and miscellaneous calls totalled a further 1 inspection. During the month, a total of 1,135 inspections were conducted with an average of 227 per inspector, which averages out to 12.34 inspections per day per inspector. (Note: 100 person working days – 18 vac/sick day/training = 92). Active building permits involving plumbing totalled 2,546 or 509 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 98.4% of the time.

AD:cm
Attach.

c.c.: A. DiCicco, O. Clarke, C. DeForest, O. Katolyk, D. Macar, M. Henderson

CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF August 2015

CLASSIFICATION	August 2015			to the end of August 2015			August 2014			to the end of August 2014		
	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	46	17,168,293	46	401	147,207,749	401	93	34,627,068	93	508	189,093,716	508
SEMI DETACHED DWELLINGS	0	0	0	2	1,074,020	2	0	0	0	2	562,000	2
TOWNHOUSES	4	1,699,600	7	83	59,719,140	276	27	15,456,856	70	103	56,541,091	253
DUPLEX, TRIPLEX, QUAD, APT BLDG.	0	0	0	4	53,293,000	260	2	3,695,400	24	11	82,794,100	392
RES-ALTER & ADDITIONS	208	5,791,978	2	1,033	42,300,950	17	181	5,793,524	2	1,061	30,354,240	15
COMMERCIAL-ERECT	4	10,765,866	0	21	41,234,600	0	2	1,878,310	0	19	14,698,700	0
COMMERCIAL-ADDITION	1	60,000	0	5	2,796,200	0	1	8,500,000	0	14	18,767,920	0
COMMERCIAL-OTHER	39	4,697,762	0	241	40,107,359	0	28	2,941,380	0	206	22,939,077	2
INDUSTRIAL-ERECT	0	0	0	4	5,522,000	0	0	0	0	2	497,000	0
INDUSTRIAL-ADDITION	0	0	0	4	6,090,200	0	0	0	0	11	2,412,700	0
INDUSTRIAL-OTHER	4	411,200	0	40	6,702,355	0	3	415,000	0	28	2,833,164	0
INSTITUTIONAL-ERECT	0	0	0	6	36,165,080	0	0	0	0	8	34,192,090	0
INSTITUTIONAL-ADDITION	0	0	0	6	17,542,250	0	1	704,480	0	13	14,997,680	0
INSTITUTIONAL-OTHER	19	6,166,700	0	119	21,173,704	0	9	4,281,495	0	121	37,645,630	0
AGRICULTURAL	0	0	0	2	116,000	0	0	0	0	3	202,000	0
SWIMMING POOL FENCES	9	137,250	0	104	1,508,333	0	23	364,000	0	137	2,075,038	0
ADMINISTRATIVE	17	22,825	0	120	355,745	0	41	101,175	0	173	389,150	0
DEMOLITION	11	0	7	58	0	40	7	0	3	59	0	63
SIGNS/CANOPY-CITY PROPERTY	0	0	0	9	0	0	4	0	0	16	0	0
SIGNS/CANOPY-PRIVATE PROPERTY	45	0	0	244	0	0	35	0	0	297	0	0
TOTALS	407	46,921,474	55	2,506	482,908,685	956	457	78,758,688	189	2,792	510,995,296	1,172

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

September 17, 2015

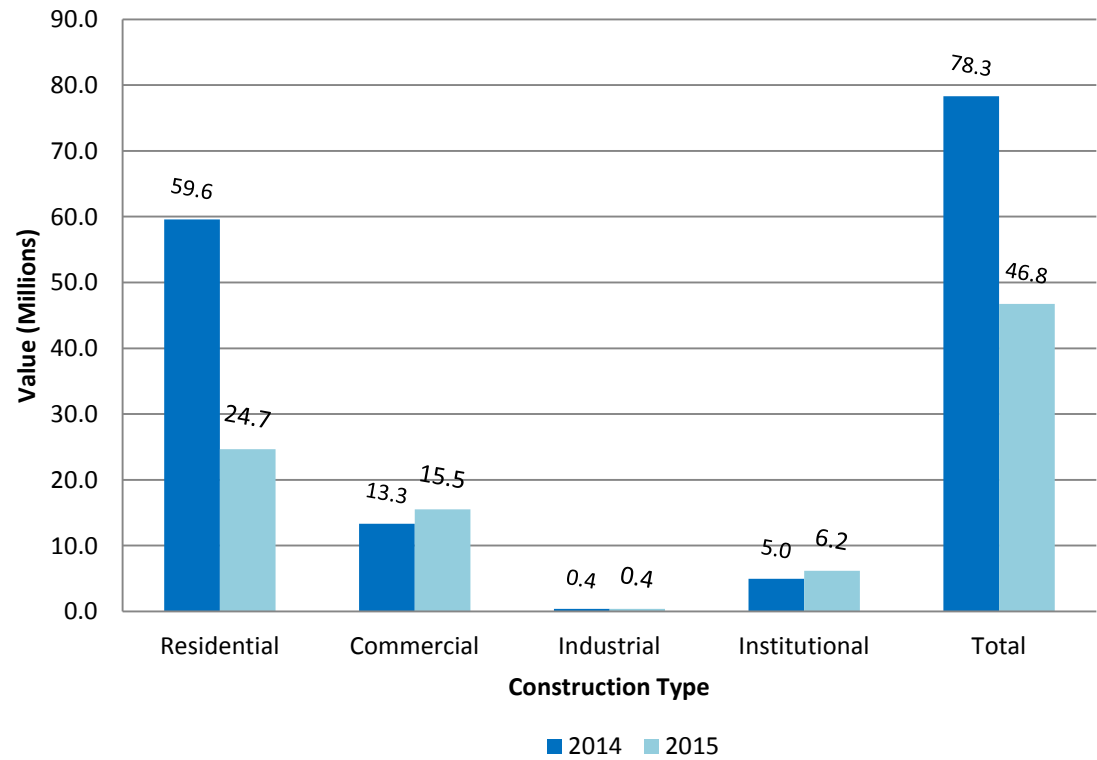
Summarized Figures August 2015

	Current Month		Year to Date	
	2014	2015	2014	2015
Residential	59,572,848	24,659,871	359,345,147	303,594,859
Commercial	13,319,690	15,523,628	56,405,697	84,138,159
Industrial	415,000	411,200	5,742,864	18,314,555
Institutional	4,985,975	6,166,700	86,835,400	74,881,034
Total	78,293,513	46,761,399	508,329,108	480,928,607

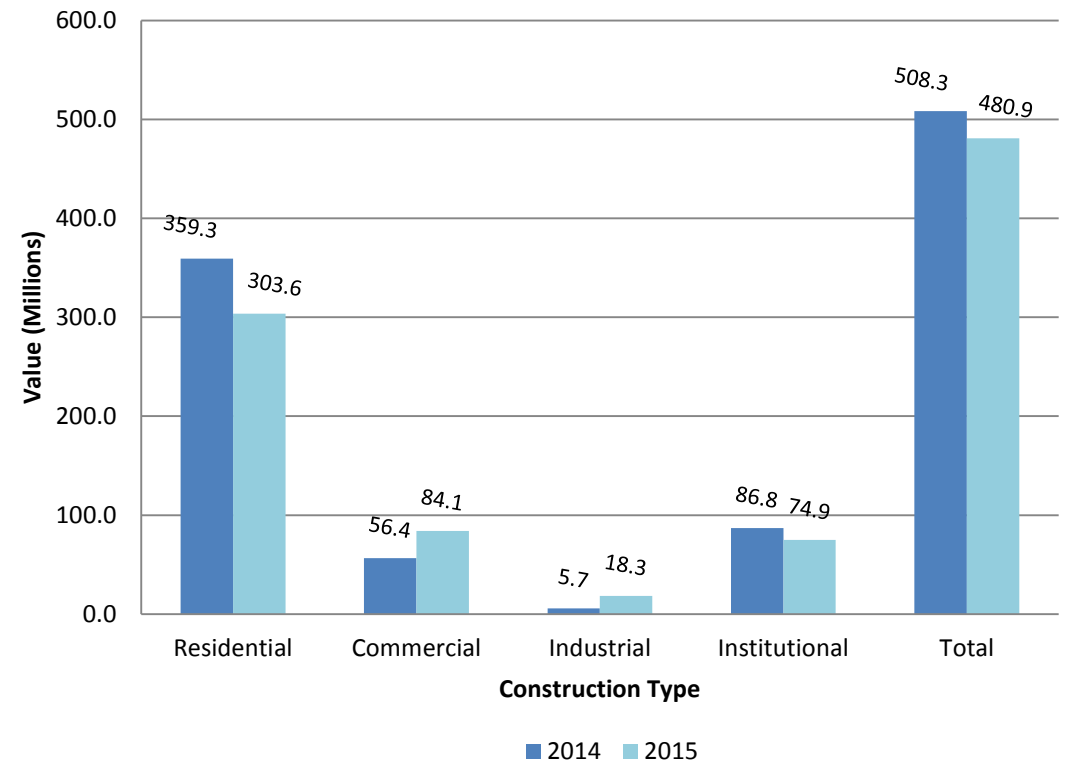
Summarized Figures August 2015 (rounded down)

	Current Month		Year to Date	
	2014	2015	2014	2015
Residential	59.6	24.7	Residential 359.3	303.6
Commercial	13.3	15.5	Commercial 56.4	84.1
Industrial	0.4	0.4	Industrial 5.7	18.3
Institutional	5.0	6.2	Institutional 86.8	74.9
Total	78.3	46.8	Total 508.3	480.9

**Construction Value of Building Permits
August**



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



City of London - Building Division

Principal Permits Issued From August 01, 2015 to August 31, 2015

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Carl Walters Sifton Properties Limited	Moe Norman PI-PVT C	Erect-Townhouse - Condo-Erect New 1 Storey Semi Detached Single Family Dwe	2	443,800
I Just Love This Place Ltd	103 Fanshawe Park Rd E	Erect-Restaurant -Exterior Alterations For Mcdonald'S Restaurant - F	0	300,000
Harry Herman Hyde Park Investments Inc	1140 Southdale Rd W	Alter-Medical Offices-Alterations To Eye Clinic. Frr	0	120,000
Glen Armstrong University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Renovations To Teaching Lab In Chemistry Building	0	1,000,000
Glen Armstrong University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Western University Dental Sciences Building - Inte	0	350,000
Sifton Properties Limited	1230 Riverbend Rd	Install-Townhouse - Rental -Install Site Services For Townhouse Development *	0	650,000
Doman Developments Inc	1385 North Routledge Pk	Alter-Offices-Interior Alter For New Office Space	0	250,000
Agriculture Canada	1391 Sandford St	Install-Research & Development Establishment-Install To Upgrade Fire Alaram System Throuç	0	289,700
Courtyard Homes Inc C/O Dunn Holdings Ltd	1430 Highbury Ave N 53	Erect-Townhouse - Cluster Sdd-Erect New 1 Storey Sdd, 2 Car Garage, No Deck, Fin	1	301,800
Old Oak Properties Inc.	1605 Dyer Dr	Install-Site Services-Install Site Services For 1605, 1595 And 1925 Dyer	0	1,000,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Alterations For Tenant "Melanie Lyne" Frr/Fpo	0	600,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Comm- Alter Interior For Caryl Baker Visage Frr/	0	200,000
London Club London Club Ltd	177 Queens Ave	Alter-Restaurant -Alter For Bar Lounge	0	115,000
Grant Meagher Sifton Properties Limited	1800 Sumac Way B	Erect-Townhouse - Condo-Erect New One Storey 3 Unit Townhouse Block With A	3	642,600
Long Holdings Inc.	20 Meg Dr	Alter-Retail Store-Comm - Interior Alter For Long & Mcquade Store Fr	0	571,000
Rembrandt Developments	2081 Wallingford Ave 24	Erect-Townhouse - Condo-Erect 2 Storey Detached Condominium, Unfinished Ba	1	311,400
I.F. Propco Holdings (Ontario) 31 Ltd.	250 York St	Alter-Offices-Interior Alteration And Office Space. Ffr Fpo	0	750,000
London & Middlesex Housing Corporation	30 Base Line Rd W	Alter-Apartment Building-New Heating Systems And Boilers	0	150,000
Wonderland Power Center (Holdings) Inc	3198 Wonderland Rd S	Alter-Retail Plaza-Alterations For Retail Ikea Building. Second Permi	0	600,000
London Health Association	339 Windermere Rd	Alter-Hospitals-Alter To Add Security Screens On East Parking Gara	0	900,000
London Health Association	339 Windermere Rd	Alter-Non-Residential Accessory Building-Alter To Add Security Screens On West Parking Gal	0	1,300,000
Christian Komsa 2455759 Ontario Inc.	359 Talbot St	Alter-Restaurant -Alterations For Interior And Facade For A Bar & Re	0	400,000
Alma Hurst Holdings Limited C/O Gerald Asa	4380 Wellington Rd S	Alter-Offices-Alter Building To Create Offices For Drive Test -	0	150,000
Old Oak Properties Inc	465 Richmond St	Alter-Offices-Cm - Alter Interio For 4th And 5th Floors Ffr Fpo	0	150,000
Esam Construction Limited	705 Wonderland Rd N	Alter-Dental Offices-Alterations For Dental Office. B2-Unit 2 Frr/Fpo	0	165,000
Esam Construction Limited	710 Proudfoot Lane	Erect-Offices-Comm - Erect Vacant Commercial Building, Future Pe	0	8,265,866
Sifton Properties Limited	790 Wonderland Rd S	Alter-Garage For Apartment Building-Alter To Repair Concrete Deck In Parking Garage	0	307,000
Derek Lall London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Alterations To Renovate Existing Clinical Area. Le	0	190,000
Derek Lall London Health Sciences Centre	800 Commissioners Rd E	Alter-Non-Residential Accessory Building-Alter To Add Security Screens To Parking Garage -	0	1,000,000
Derek Lall London Health Sciences Centre	800 Commissioners Rd E	Alter-Non-Residential Accessory Building-Alter To Add Security Screens To Parking Garage -	0	1,000,000
Sean Eden Wellington Harlech Centre Inc C/O York Development Group	875 Wellington Rd	Erect-Restaurant -Erect New Restaurant	0	1,100,000

Total Permits 31 Units 7 Value 23,573,166

City of London - Building Division

Principal Permits Issued From August 01, 2015 to August 31, 2015

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Commercial building permits issued - subject to Development Charges under By-law C.P.-1496-244				
Ada Khot 1917130 Ontario Limited				
Esam Construction Limited				
Matt Soufan York Developments				
Sean Eden Wellington Harlech Centre Inc C/O York Development Group				

** Includes all permits over \$100,000, except for single and semi-detached dwellings, and includes all 'Commercial' permits regardless of construction value.*