



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:** November 5, 2015

**RE: Monthly Report for September 2015**

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

### Permit Issuance

By the end of September, 2,979 permits had been issued with a construction value of approximately \$546 million dollars, representing 1,050 new dwelling units. Compared to last year, this represents a 4.7% decrease in the number of permits, a 3.7% decrease in the construction value and an 18.4% decrease in the number of dwelling units.

To the end of September, the number of single and semi-detached dwellings issued were 472, which was a 15.5% decrease over last year.

At the end of September, there were 544 applications in process, representing approximately \$364 million dollars in construction value and an additional 817 dwelling units, compared with 628 applications having a construction value of \$34 million dollars and an additional 1,052 dwelling units for the same period last year.

The rate of incoming applications for the month of September averaged out to 21.7 applications a day for a total of 457 in 21 working days. There were 56 permit applications to build 56 new single detached dwellings, 11 townhouse applications to build 22 units, of which 8 were cluster single dwelling units.

There were 468 permits issued in September totalling \$62.8 million including 90 new dwelling units.

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## Monthly Report for September 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 1,663 inspection calls and conducted 3,252 building permit related inspections with an additional 3 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 3,255 inspections or an average of 326 inspections made per inspector this month based on 10 inspectors, which averages out to 17.4\* inspections per day per inspector. (Note: 210 person working days – 23 vac/sick day/training = 187) There are a total of 8,921 active building permits or an average of 892 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.9% of the time for this month.

\*NOTE: Average inspections per day are above average due to overtime. The overtime was used to clean up the backlog of inspections resulting from the work stoppage.

*Plumbing Inspectors* received 765 inspection calls and conducted a total of 1,191 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 5 inspections. During the month, a total of 1,197 inspections were conducted with an average of 239 per inspector, which averages out to 11.98 inspections per day per inspector. (Note: 105 person working days – 5 vac/sick day/training = 100). Active building permits involving plumbing totalled 2,572 or 514 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 100% 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 SEPTEMBER 2015

CLASSIFICATION	September 2015			to the end of September 2015			September 2014			to the end of September 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	64	23,273,214	64	470	171,012,729	470	51	18,819,722	51	557	207,274,638	557
SEMI DETACHED DWELLINGS	0	0	0	2	1,074,020	2	0	0	0	2	562,000	2
TOWNHOUSES	10	5,524,420	26	93	65,243,560	302	18	12,411,780	61	123	69,591,671	316
DUPLEX,TRIPLEX,QUAD,APT BLDG	0	0	0	4	53,293,000	260	0	0	0	11	82,794,100	392
RES-ALTER & ADDITIONS	208	5,090,709	0	1,241	47,698,659	16	136	4,115,285	4	1,197	34,469,525	19
COMMERCIAL - ERECT	1	7,480,000	0	21	47,614,600	0	4	12,865,820	0	23	27,564,520	0
COMMERCIAL - ADDITION	2	2,846,000	0	7	5,642,200	0	2	282,630	0	16	19,050,550	0
COMMERCIAL - OTHER	51	10,894,680	0	292	51,002,039	0	31	3,119,500	0	237	26,058,577	2
INDUSTRIAL - ERECT	1	288,035	0	5	5,810,035	0	1	100,000	0	3	597,000	0
INDUSTRIAL - ADDITION	1	300,000	0	5	6,390,200	0	1	118,953	0	12	2,531,653	0
INDUSTRIAL - OTHER	2	63,000	0	42	6,765,355	0	1	11,000	0	29	2,844,164	0
INSTITUTIONAL - ERECT	0	0	0	7	36,651,080	0	0	0	0	8	34,192,090	0
INSTITUTIONAL - ADDITION	2	5,850,000	0	8	23,392,250	0	2	2,300,000	0	15	17,297,680	0
INSTITUTIONAL - OTHER	7	691,200	0	126	21,864,904	0	8	1,029,200	0	129	38,674,830	0
AGRICULTURAL	0	0	0	2	116,000	0	1	450,000	0	4	652,000	0
SWIMMING POOL FENCES	19	489,401	0	123	1,997,734	0	14	271,000	0	151	2,346,038	0
ADMINISTRATIVE	38	74,825	0	158	430,570	0	21	33,230	0	194	422,380	0
DEMOLITION	13	0	16	71	0	56	11	0	7	70	0	70
SIGNS/CANOPY - CITY PROPERTY	2	0	0	11	0	0	4	0	0	20	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	47	0	0	291	0	0	30	0	0	327	0	0
<b>TOTALS</b>	<b>468</b>	<b>62,865,484</b>	<b>90</b>	<b>2,979</b>	<b>545,998,935</b>	<b>1,050</b>	<b>336</b>	<b>55,928,120</b>	<b>116</b>	<b>3,128</b>	<b>566,923,416</b>	<b>1,288</b>

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

2) Mobile Signs are no longer reported.

**October 13, 2015**

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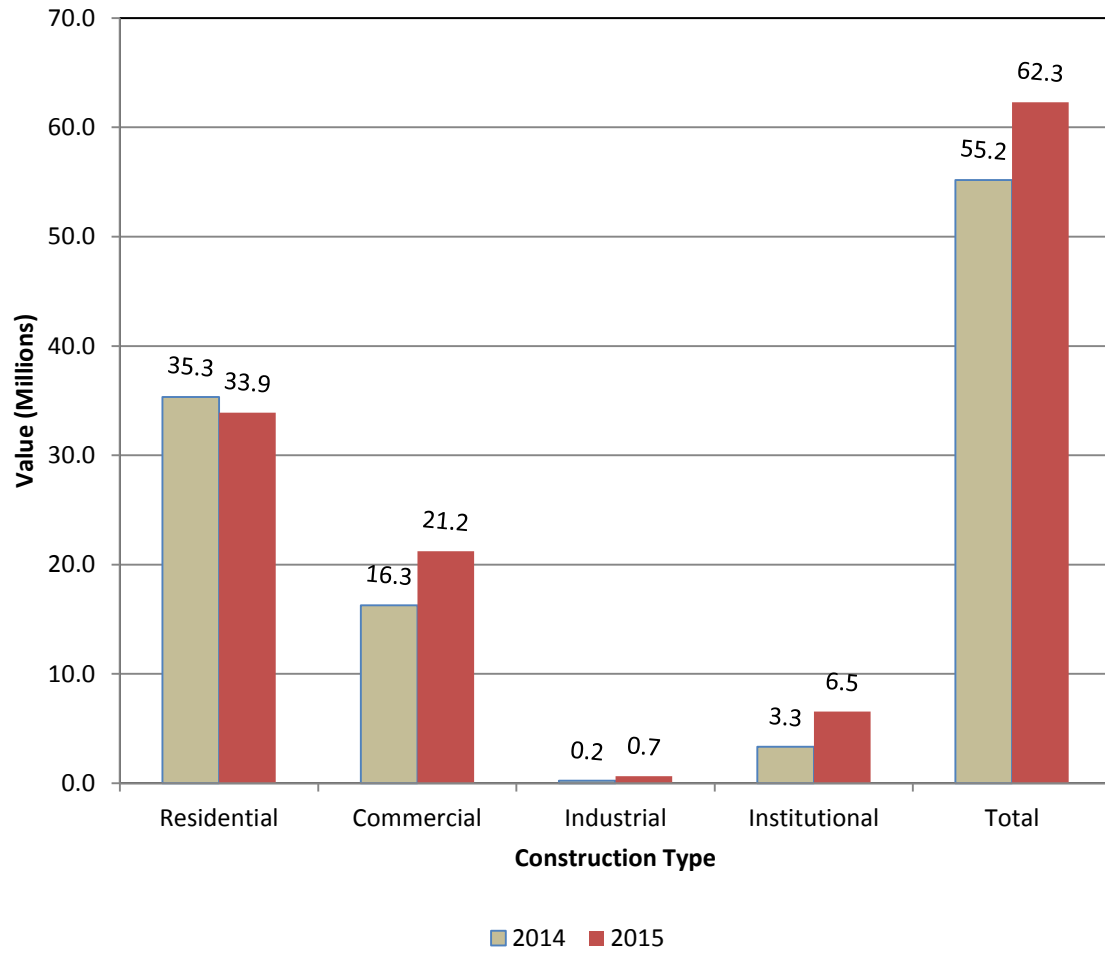
### Summarized Figures September 2015

	Current Month		Year to Date	
	2014	2015	2014	2015
<b>Residential</b>	35,346,787	33,888,343	394,691,934	338,321,968
<b>Commercial</b>	16,267,950	21,220,680	72,673,647	104,258,839
<b>Industrial</b>	229,953	651,035	5,972,817	18,965,590
<b>Institutional</b>	3,329,200	6,541,200	90,164,600	81,908,234
<b>Total</b>	55,173,890	62,301,258	563,502,998	543,454,631

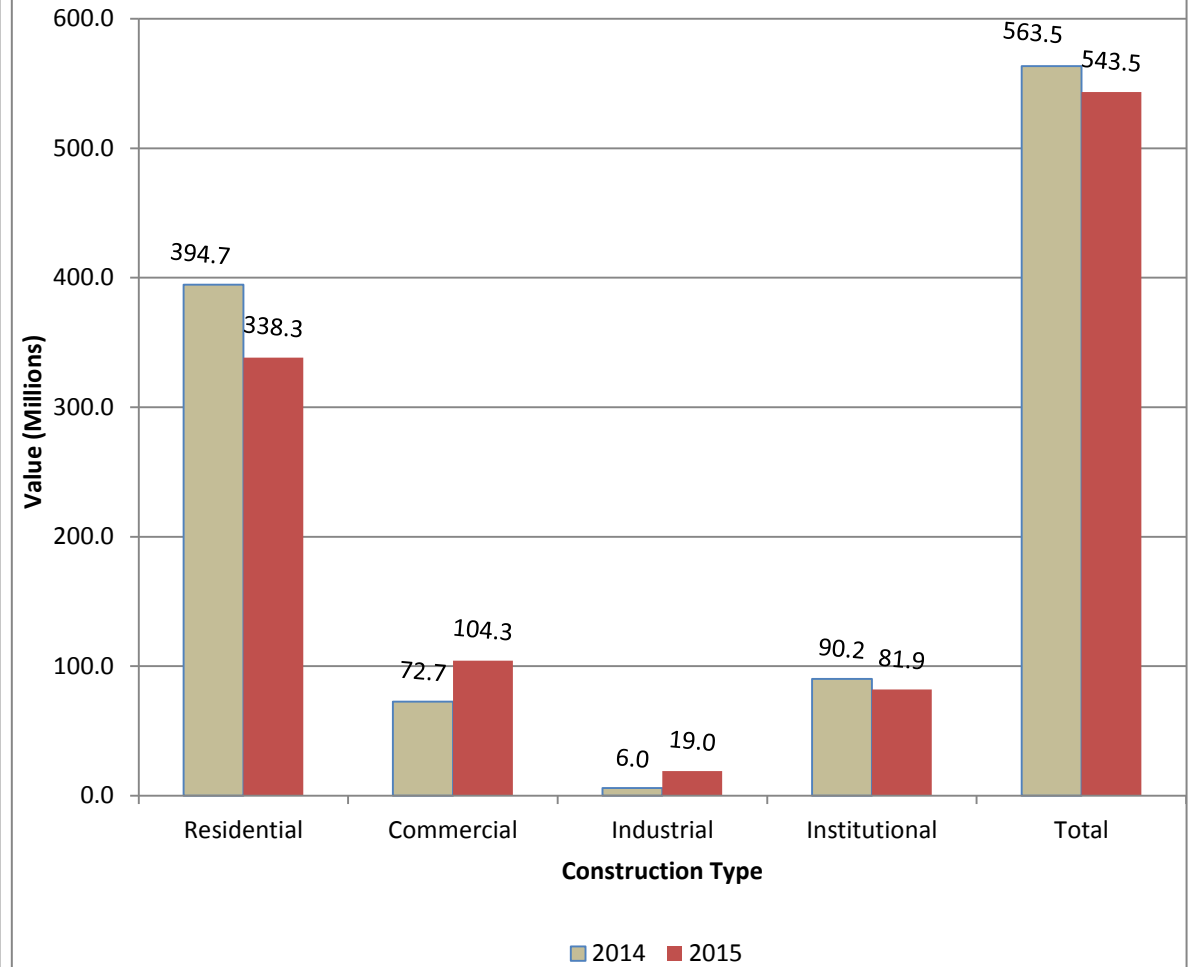
### Summarized Figures September 2015 (rounded down)

	Current Month		Year to Date	
	2014	2015	2014	2015
<b>Residential</b>	35.3	33.9	<b>Residential</b> 394.7	338.3
<b>Commercial</b>	16.3	21.2	<b>Commercial</b> 72.7	104.3
<b>Industrial</b>	0.2	0.7	<b>Industrial</b> 6.0	19.0
<b>Institutional</b>	3.3	6.5	<b>Institutional</b> 90.2	81.9
<b>Total</b>	55.2	62.3	<b>Total</b> 563.5	543.5

**Construction Value of Building Permits  
September**



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



City of London - Building Division

October 13 2015 9:31 AM

Principal Permits Issued From September 01, 2015 to September 30, 2015

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
	109 Woodholme Pl-PVT	Erect-Townhouse - Cluster Sdd-Erect New 1 Storey, 2 Car Garage, Partially Finish	1	330,200
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter-Retail Store-Alter To Replace Ceiling/ Bulkheads In Mall Common	0	3,500,000
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter-Retail Store-Alterations For 'The Body Shop' Retail Store. Fr	0	165,000
Riverwood (London) Corp. C/O Harasym Homes Inc	1205 Riverside Dr 16	Erect-Townhouse - Cluster Sdd-Erect Sdd - 1 Storey, 2 Car Garage, 4 Beds, Finish	1	373,000
Wbh Somerset London Inc	1209 Richmond St	Alter-Apartment Building-Alter For Balcony And Facade Repairs Frr	0	275,270
The Trustees Southdale Bible Chapel	1214 Southdale Rd E	Add-Churches-Add And Alter To Church Frr Fpo. Shell Permit On	0	850,000
David Wilton C/O Sifton Properties Ltd	1331 Sandy Somerville Dr-PVT	Erect-Townhouse - Cluster Sdd-Erect Sdd- 1 Storey, 2 Car Garage, Rear Covered Po	1	306,000
Tuckey Hardware Incorporated	136 Wortley Rd	Add-Retail Store-Add And Alter To Home Hardware. Ffr Fpo	0	946,000
Hessan Habib Seiko Homes Inc.	1430 Highbury Ave N 43	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sdd W/ 2 Car Garage & Finished Base	1	284,840
Hessan Habib Seiko Homes Inc.	1430 Highbury Ave N 47	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sfd W/ Double Car Garage, Finished	1	277,680
Hessan Habib Seiko Homes Inc.	1430 Highbury Ave N 49	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sdd, 2 Car Garage & Finished Baseme	1	284,840
The Board Of Governors The University Of Western Ontario	1465 Richmond St	Alter-University-Alter For Third Floor Offices In Family Medical Bu	0	595,000
1553 Dundas Street East Holdings Ltd.	1553 Dundas St	Alter-Offices-Tenant Fit Out For Commercial Space Unit 8 Shell	0	175,200
Homestead Land Holdings Limited	1560 Adelaide St N	Alter-Apartment Building-Alter To Replace Balcony Guards. Frr Shell Per	0	236,000
City Of London	165 Elmwood Ave E	Add-Municipal Buildings-Add And Alter To Normal School. Ffr Fpo Includes S	0	5,000,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Comm-Alter Interior For Mall Management Office Fr	0	160,000
General Dynamics	1991 Oxford St E	Erect-Research & Development Establishment-Erect Dynamometer Building At General Dynar	0	288,035
Mike Draper 1666158 Ontario Inc	1994 Mallard Rd	Add-Warehousing-Add To Existing Warehouse. Foundation With Site Se	0	300,000
Forest Park (Fanshawe Ridge) Limited	2031 Pennyroyal St B	Erect-Townhouse - Condo-Erect 4 Unit Condo Block, Type 1 Mechanical. Cash	4	847,000
1746261 Ontario Inc	215 Fanshawe Park Rd W	Alter-Offices-Alter Interior For Medical Offices On Second Floor	0	700,000
Jamie Crich, Foxhollow Developments Inc.	2250 Buroak Dr J	Erect-Townhouse - Condo-Erect 4 Unit Townhouse Block With Double Attached	4	700,000
Jamie Crich, Foxhollow Developments Inc.	2250 Buroak Dr K	Erect-Townhouse - Condo-Erect 4 Unit Townhouse Block With Double Attached	4	700,000
Sifton Properties Limited London Life Insurance Company	255 Queens Ave	Alter-Offices-Interior Alterations To 23rd Floor. Ffr Fpo	0	200,000
London City Centre London Inc. C/O Deborah West	275 Dundas St	Alter-Offices-Alter Interior For Offices On 8th, 10th And 19th F	0	1,700,000
London City	300 York St	Alter-Convention Centre/Exhibition Hall-Alterations To First Floor For London Convention C	0	1,600,000
London & Middlesex Housing Corporation	304 Oxford St W	Alter-Apartment Building-Alter To Replace Make-Up Air Unit. Frr	0	300,000
Eugene Drewlo Drewlo Holdings Inc.	320 Dundas St	Alter-Retail Plaza-Alterations To Fit Out For New Retail Tennant. Ffr	0	150,000
Conseil Scolaire Viamonde	3500 Settlement Trail	Erect-Schools Elementary, Kindergarten-Erect New Elementary School. Frr Fpo. Foundation	0	7,480,000
I.F. Propco Holdings (Ontario) 31 Ltd.	355 Wellington St	Alter-Offices-Landlord Scope Of Work Prior To Handover. Ffr Fpo	0	350,000
2247635 Ontario Inc	560 Wharnclyffe Rd S	Add-Motor Vehicle Show Room-Add 2 Storey Addition To Honda Car Dealership W/Si	0	1,900,000
Esam Construction Limited	681 Wonderland Rd N S/S	Alter-Retail Store-Alter Interior For New Lcbo Store. (Ownership Conf	0	850,000
Bowen Real Estate Holdings Ltd	774 South Wenige Dr	Alter-Dental Offices-Alter Interior For Dental Office In Block B - Unit	0	150,000
Mac Gregor Arlie, C/O Rio Can Management Inc	941 Hamilton Rd	Alter-Retail Store-Alter Interior For Retail. Ffr	0	120,000
Prosperity Homes Ltd.	950 Silverfox Cres L	Erect-Townhouse - Condo-Erect Condo Block 'L' With 8 Units Or Block "14".	8	1,420,860

Total Permits 34 Units 26 Value 33,514,925

Principal Permits Issued From September 01, 2015 to September 30, 2015

Owner	Project Location	Proposed Work	No. Of Units	Constr Value		
<b>Commercial building permits issued - subject to Development Charges under By-law C.P.-1496-244</b>						
<table border="1"><tr><td data-bbox="29 300 2486 332">2247635 Ontario Inc</td></tr><tr><td data-bbox="29 332 2486 365">Tuckey Hardware Incorporated</td></tr></table>					2247635 Ontario Inc	Tuckey Hardware Incorporated
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\* Includes all permits over \$100,000, except for single and semi-detached dwellings, and includes all 'Commercial' permits regardless of construction value.