



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: February 18, 2016

RE: Monthly Report for January 2016

Attached are the Building Division's monthly report for January 2016 and copies of the Summary of the Inspectors' Workload reports.

Permit Issuance

By the end of January, 218 permits had been issued with a construction value of approximately \$87.3 million dollars, representing 79 new dwelling units. Compared to last year, this represents a 25.8% decrease in the number of permits, a 25.8% increase in the construction value and a 67% decrease in the number of dwelling units.

To the end of January, the number of single and semi-detached dwellings issued were 44, which was a 21.4% decrease over last year.

At the end of January, there were 465 applications in process, representing approximately \$424 million dollars in construction value and an additional 1,233 dwelling units, compared with 511 applications having a construction value of \$532 million dollars and an additional 1,357 dwelling units for the same period last year.

The rate of incoming applications for the month of January averaged out to 11.7 applications a day for a total of 234 in 20 working days. There were 32 permit applications to build 32 new single detached dwellings, 13 townhouse applications to build 64 units, of which 5 were cluster single dwelling units.

There were 218 permits issued in January totalling \$87.3 million including 79 new dwelling units.

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Monthly Report for January 2016

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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 1,076 inspection calls and conducted 1,485 building permit related inspections with an additional 22 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,507 inspections or an average of 137 inspections made per inspector this month based on 11 inspectors, which averages out to 7.5 inspections per day per inspector. (Note: 220 person working days – 19 vac/sick day/training = 201) There are a total of 8,578 active building permits or an average of 780 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 100% of the time.

Plumbing Inspectors received 578 inspection calls and conducted a total of 849 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 5 inspections. During the month, a total of 859 inspections were conducted with an average of 172 per inspector, which averages out to 9.2 inspections per day per inspector. (Note: 100 person working days – 7 vac/sick day/training = 93). Active building permits involving plumbing totalled 2,370 or 474 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.8% 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 January 2016

CLASSIFICATION	January 2016			to the end of January 2016			January 2015			to the end of January 2015		
	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	45	17,681,156	44	45	17,681,156	44	56	20,456,202	56	56	20,456,202	56
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	11	5,996,810	26	11	5,996,810	26	38	37,312,296	184	38	37,312,296	184
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	2,450,000	7	1	2,450,000	7	0	0	0	0	0	0
RES-ALTER & ADDITIONS	81	1,502,722	1	81	1,502,722	1	93	3,572,162	0	93	3,572,162	0
COMMERCIAL - ERECT	1	775,000	0	1	775,000	0	1	11,700	0	1	11,700	0
COMMERCIAL - ADDITION	2	647,000	0	2	647,000	0	0	0	0	0	0	0
COMMERCIAL - OTHER	33	5,798,250	0	33	5,798,250	0	42	3,990,596	0	42	3,990,596	0
INDUSTRIAL - ERECT	0	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL - ADDITION	0	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL - OTHER	4	112,000	0	4	112,000	0	8	620,650	0	8	620,650	0
INSTITUTIONAL - ERECT	1	198,000	1	1	198,000	1	0	0	0	0	0	0
INSTITUTIONAL - ADDITION	2	48,500,000	0	2	48,500,000	0	0	0	0	0	0	0
INSTITUTIONAL - OTHER	9	3,674,500	0	9	3,674,500	0	10	3,462,900	0	10	3,462,900	0
AGRICULTURE	0	0	0	0	0	0	0	0	0	0	0	0
SWIMMING POOL FENCES	0	0	0	0	0	0	0	0	0	0	0	0
ADMINISTRATIVE	4	0	0	4	0	0	3	0	0	3	0	0
DEMOLITION	5	0	3	5	0	3	10	0	8	10	0	8
SIGNS/CANOPY - CITY PROPERTY	1	0	0	1	0	0	1	0	0	1	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	18	0	0	18	0	0	32	0	0	32	0	0
TOTALS	218	87,335,438	79	218	87,335,438	79	294	69,426,506	240	294	69,426,506	240

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

2) Mobile Signs are no longer reported.

February 16, 2016

Summarized Figures January 2016

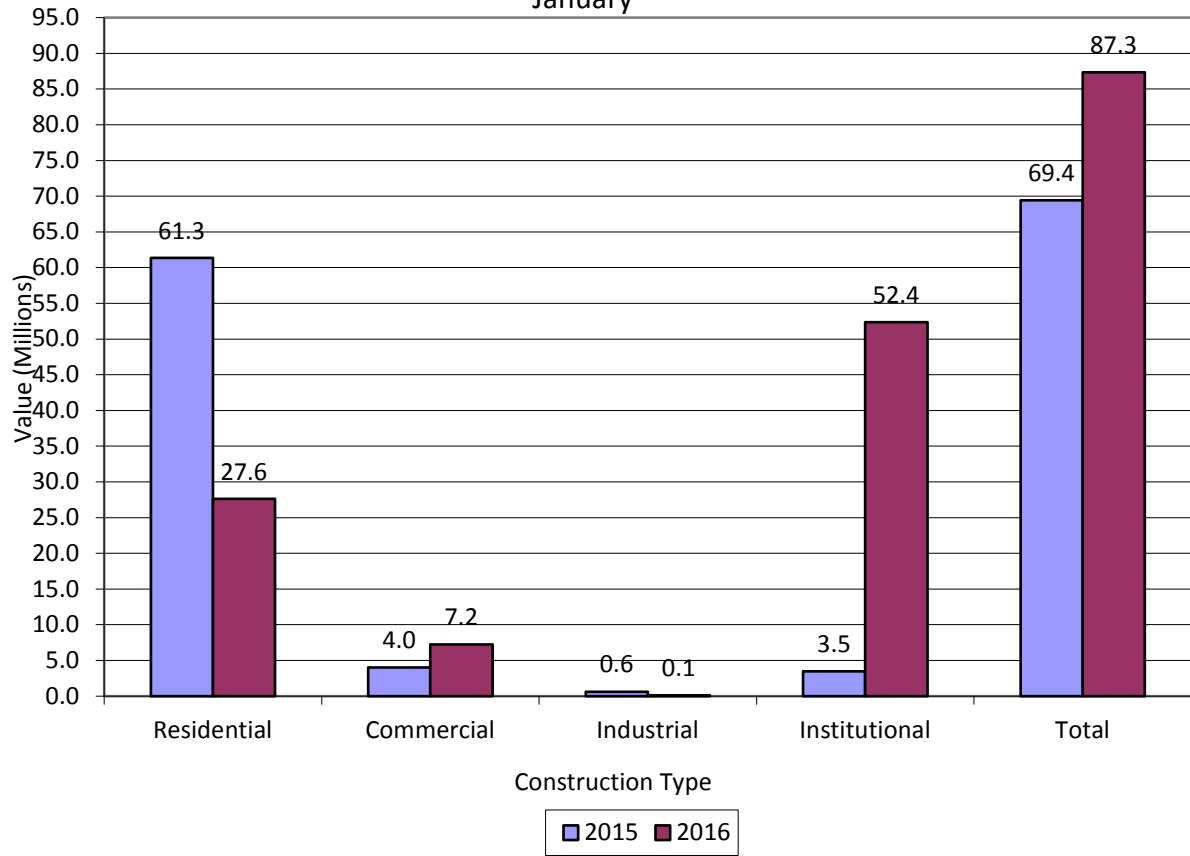
	Current Month		Year to Date	
	2015	2016	2015	2016
Residential	61,340,660	27,630,688	61,340,660	27,630,688
Commercial	4,002,296	7,220,250	4,002,296	7,220,250
Industrial	620,650	112,000	620,650	112,000
Institutional	3,462,900	52,372,500	3,462,900	52,372,500
Total	69,426,506	87,335,438	69,426,506	87,335,438

Summarized Figures January 2016 (rounded down)

	Current Month		Year to Date	
	2015	2016	2016	2016
Residential	61.3	27.6	61.3	27.6
Commercial	4.0	7.2	4.0	7.2
Industrial	0.6	0.1	0.6	0.1
Institutional	3.5	52.4	3.5	52.4
Total	69.4	87.3	69.4	87.3

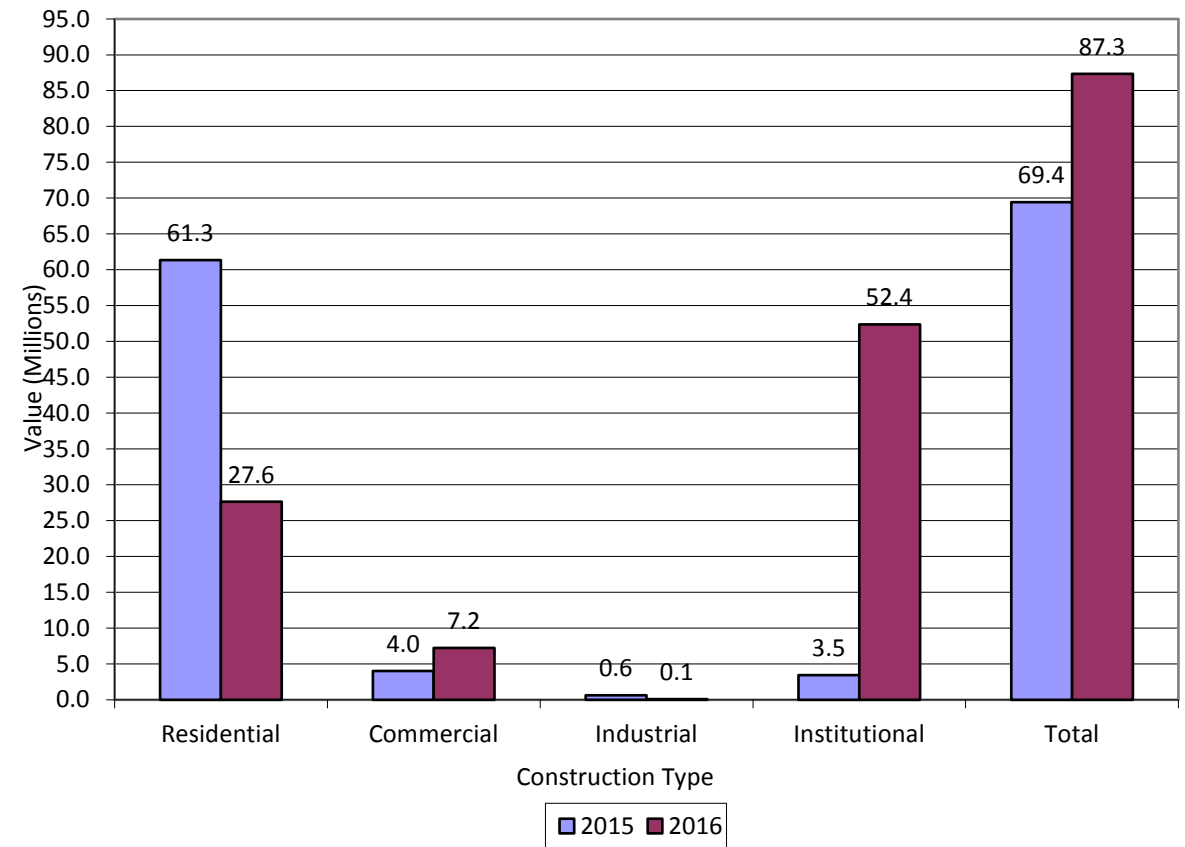
Construction Value of Building Permits

January



Construction Value of Building Permits

Year-to-Date



**City of London - Building Division
Principal Permits Issued From January 01, 2016 to January 31, 2016**

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
London Protestant Hall C/O Rev. Dan Macdonald	1057 Oxford St E	Erect-Churches-Addition Of Residence To Existing Church Fr	1	198,000
Sr3 Century Centre Inc C/O Strathallen Capital Corp	1067 Wellington Rd	Alter-Retail Plaza-Alter For Facade Work And Interior Renovation Fr	0	200,000
Sifton Properties Limited	122 Wortley Rd	Erect-Apartment Building-Erect 3 Storey, 7 Unit Condo Apartments. Fr/Fpo	7	2,450,000
First Capital (Byron Village) Corporation	1220 Riverbend Rd A	Erect-Townhouse - Condo-Erect A Residential Townhouse Building- Two Storey	8	1,050,800
Kingsmills Limited	1240 Commissioners Rd W	Alter-Retail Store-Interior Alterations Throughout And Front Facade U	0	1,800,000
Jon Leahy Jlc Homes Ltd.	130 Dundas St	Add-Community College-Demolish Existing Structure & Underpinning For New	0	48,000,000
C/R Realty Holdings Inc C/O Cadillac Fairview Corp	1400 North Wenige Dr C	Erect-Street Townhouse - Condo-Erect 4 Unit Town House Block (Block 3/C) Type 1	4	803,570
C/R Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Alter Interior For Hot Topic Store Fr/Fpo	0	150,000
C/R Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Alter Interior For Laura Store Fr/Fpo	0	600,000
Sifton Properties Limited	1680 Richmond St	Alter-Retail Store-Comm - Alter Interior For Torrid Store. Unit U072b	0	160,000
Sifton Properties Limited	1800 Sumac Way C	Erect-Townhouse - Condo-Erect 3 Unit Townhouse - Block C - Dpts 17, 19,	3	540,000
Windermere Manor Limited A Wholly Owned Subsidiary Reesearch Forest Park Corp-Uwo	1835 Sandy Somerville Lane	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd, 2 Car Garage, Partiall	1	443,700
Rick Morschauser Forest Park (Riverside) Ltd	200 Collip Cir	Add-University-Insitit - Add To Windermere Manor Building For Dini	0	500,000
2213916 Ontario Limited C/O York Developments (London)	2040 Shore Rd E	Erect-Townhouse - Condo-Erect 2 Storey, 4 Unit Townhouse Block With 1 Car	4	796,640
2213916 Ontario Limited C/O York Developments (London)	205 Horton St E	Add-Offices-Add Shell Building To Pathways Fr	0	497,000
2213916 Ontario Limited C/O York Developments (London)	205 Horton St E	Alter-Offices-Alter Interior For Pathways Fr	0	250,000
1746261 Ontario Inc	215 Fanshawe Park Rd W	Alter-Medical Offices-Alter Interior Of Main Floor Bcn Medical Offices	0	200,000
The Carpenters' District Coun. Of Ont. Ubcja & Ubcja Uni 1946	270 Adelaide St S	Alter-Retail Store-Alter Front Facade And Minor Interior Alterations	0	150,000
Miami Car Wash & Detailing Center Inc	3800 Highbury Ave S	Add-Contractors Office And Warehouse-Interior Alter To Existing Second Floor Area Only.	0	150,000
Wastell Developments Inc	387 Springbank Dr	Erect-Carwash-Erect New 2 Bay Carwash. Shell Permit Only - No Me	0	775,000
Wastell Developments Inc	486 Skyline Ave 15	Erect-Townhouse - Cluster Sdd-Erect Sdd, 2 Storey, 2 Car Garage, 4 Bedrooms, Unf	1	340,200
Wastell Developments Inc	486 Skyline Ave 45	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd, 2 Car Garage, Unfinish	1	360,000
Wastell Developments Inc	486 Skyline Ave 49	Erect-Townhouse - Cluster Sdd-Erect Sdd, 2 Storey, 2 Car Garage, 4 Bedrooms, Unf	1	367,200
John Mathews Spruce Crossing Developments Inc.	495 Oakridge Dr 5	Erect-Townhouse - Cluster Sdd-Erect New Vacant Land Condo, 3 Storey, 2 Car Garag	1	493,200
Esam Construction Limited	551 Oxford St W	Alter-Dental Offices-Alter Interior For Dental Office Fr/Fpo	0	380,000
Esam Construction Limited	551 Oxford St W	Alter-Offices-Cm - Alter Interior For Credit Union Fr/Fpo	0	200,000
1767127 Ontario Ltd C/O Shaun Stevens	567 Rosecliffa Terr 22	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sdd, Walkout Finished Basement, Ele	1	544,140
London Regional Aids Hospice	596 Pall Mall St	Alter-Nursing Homes-Alter To Install Fire Hydrant For Sprinklers Insta	0	150,000
Fcht Holdings (Ontario) Corporation	615 Fanshawe Park Rd W A	Alter-Restaurant -Alter Interior For Starbucks Fr	0	350,000
Esam Construction Limited	631 Commissioners Rd E	Alter-Restaurant -Alter Interior For Starbucks Renovation And Expans	0	350,000
1423197 Ontario Inc	665 Wonderland Rd N S/S	Alter-Restaurant -Alter Interior For 34-Seat Restaurant. Fr/Fpo	0	125,000
Derek Lall London Health Sciences Centre	696 Commissioners Rd W 1	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd, 2 Car Garage, Finished	1	257,360
Derek Lall London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Alter To Replace Chiller Units. Fr	0	3,000,000
Canada Trust Company	800 Commissioners Rd E	Install-Hospitals-Is - Cooler / Freezer Replacement. Fr	0	400,000
Canada Trust Company	970 Green Valley Rd	Alter-Offices-Alter Interior Of Rogers Data Center Fr / Fpo	0	496,000

City of London - Building Division
Principal Permits Issued From January 01, 2016 to January 31, 2016

Owner	Total Permits	Units	Value	Project Location	Proposed Work	No. Of Units	Constr Value
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Owner	Total Permits	35	Units	34	Value	67,527,810	
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Commercial building permits issued - subject to Development Charges under By-law C.P.-1496-244

2213916 Ontario Limited C/O York Developments (London)
Miami Car Wash & Detailing Center Inc

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