



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 1ST, 2016

RE: Monthly Report for December 2015

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

Permit Issuance

By the end of December, 2015, 4,047 permits had been issued with a construction value of approximately \$711 million dollars, representing 1,289 new dwelling units. Compared to last year, this represents a 3% decrease in the number of permits, a 13% decrease in the construction value and an 37% decrease in the number of dwelling units.

To the end of December, the number of single and semi-detached dwellings issued were 630, which was a 9% decrease over last year.

At the end of December, there were 433 applications in process, representing approximately \$455 million dollars in construction value and an additional 1,185 dwelling units, compared with 418 applications having a construction value of \$587 million dollars and an additional 1,441 dwelling units for the same period last year.

The rate of incoming applications for the month of December averaged out to 5.8 applications a day for a total of 277 in 17.5 working days. There were 48 permit applications to build 48 new single detached dwellings, 28 townhouse applications to build 45 units, of which 21 were cluster single dwelling units.

There were 274 permits issued in December totalling \$55.6 million including 83 new dwelling units.

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Monthly Report for December 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 1,173 inspection calls and conducted 1,375 building permit related inspections with an additional 3 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,378 inspections or an average of 125 inspections made per inspector this month based on 11 inspectors, which averages out to 8.5 inspections per day per inspector. (Note: 192.5 person working days – 31 vac/sick day/training = 161.5) There are a total of 8,722 active building permits or an average of 793 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.4% of the time.

Plumbing Inspectors received 613 inspection calls and conducted a total of 744 permit related inspections, there were 0 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 748 inspections were conducted with an average of 150 per inspector, which averages out to 9.8 inspections per day per inspector. (Note: 90 person working days – 14 vac/sick day/training = 76). Active building permits involving plumbing totalled 2,453 or 491 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.7% 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 December 2015

CLASSIFICATION	December 2015			to the end of December 2015			December 2014			to the end of December 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 FAMILY DWELLINGS	48	17,087,565	48	628	229,731,702	628	51	19,284,174	51	691	259,855,108	691
SEMI DETACHED DWELLINGS	0	0	0	2	1,074,020	2	0	0	0	2	562,000	2
TOWNHOUSES	22	9,049,340	35	139	84,529,720	374	34	29,922,700	143	195	125,907,971	570
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	6	54,193,710	266	1	30,000,000	165	14	165,293,830	758
RES-ALTER & ADDITIONS	94	1,629,148	0	1,720	63,370,293	19	96	5,745,395	1	1,573	49,503,983	26
COMMERCIAL - ERECT	2	5,555,600	0	27	54,795,200	0	4	2,840,500	0	36	37,054,070	0
COMMERCIAL ADDITION	0	0	0	10	6,245,200	0	1	120,000	0	19	19,288,280	0
COMMERCIAL - OTHER	34	5,778,360	0	402	69,037,359	0	37	3,103,450	1	356	39,321,847	4
INDUSTRIAL - ERECT	2	798,300	0	7	6,608,335	0	1	8,682,300	0	4	9,279,300	0
INDUSTRIAL - ADDITION	1	200,000	0	9	8,160,200	0	1	500	0	20	10,443,883	0
INDUSTRIAL - OTHER	6	331,500	0	52	7,312,455	0	8	388,800	0	52	4,283,764	0
INSTITUTIONAL - ERECT	0	0	0	7	36,651,080	0	0	0	0	10	34,251,090	0
INSTITUTIONAL - ADDITION	0	0	0	14	47,429,582	0	2	310,000	0	24	17,686,680	0
INSTITUTIONAL - OTHER	7	15,131,000	0	148	39,601,504	0	9	729,200	0	164	40,904,600	0
AGRICULTURAL	0	0	0	2	116,000	0	4	1,053,420	0	8	1,705,420	0
SWIMMING POOL FENCES	1	25,000	0	139	2,330,834	0	1	4,000	0	168	2,744,038	0
ADMINISTRATIVE	14	0	0	202	445,720	0	4	0	0	224	446,205	0
DEMOLITION	8	0	3	107	0	80	8	0	6	104	0	91
SIGNS/CANOPY - CITY PROPERTY	3	0	0	21	0	0	2	0	0	32	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	32	0	0	405	0	0	29	0	0	480	0	0
TOTALS	274	55,585,813	83	4,047	711,632,914	1,289	293	102,184,439	361	4,176	818,532,069	2,051

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

January 21, 2016

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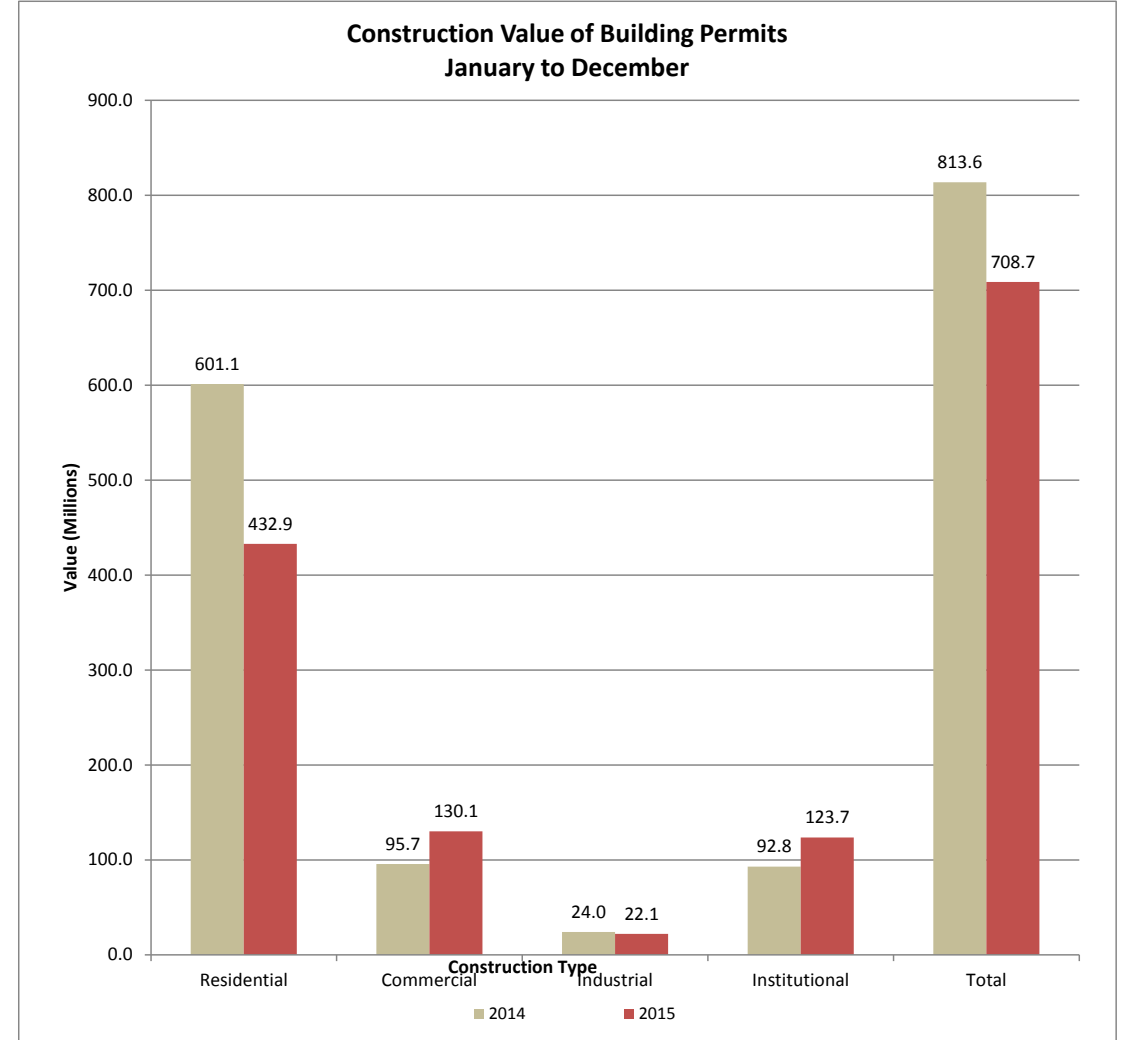
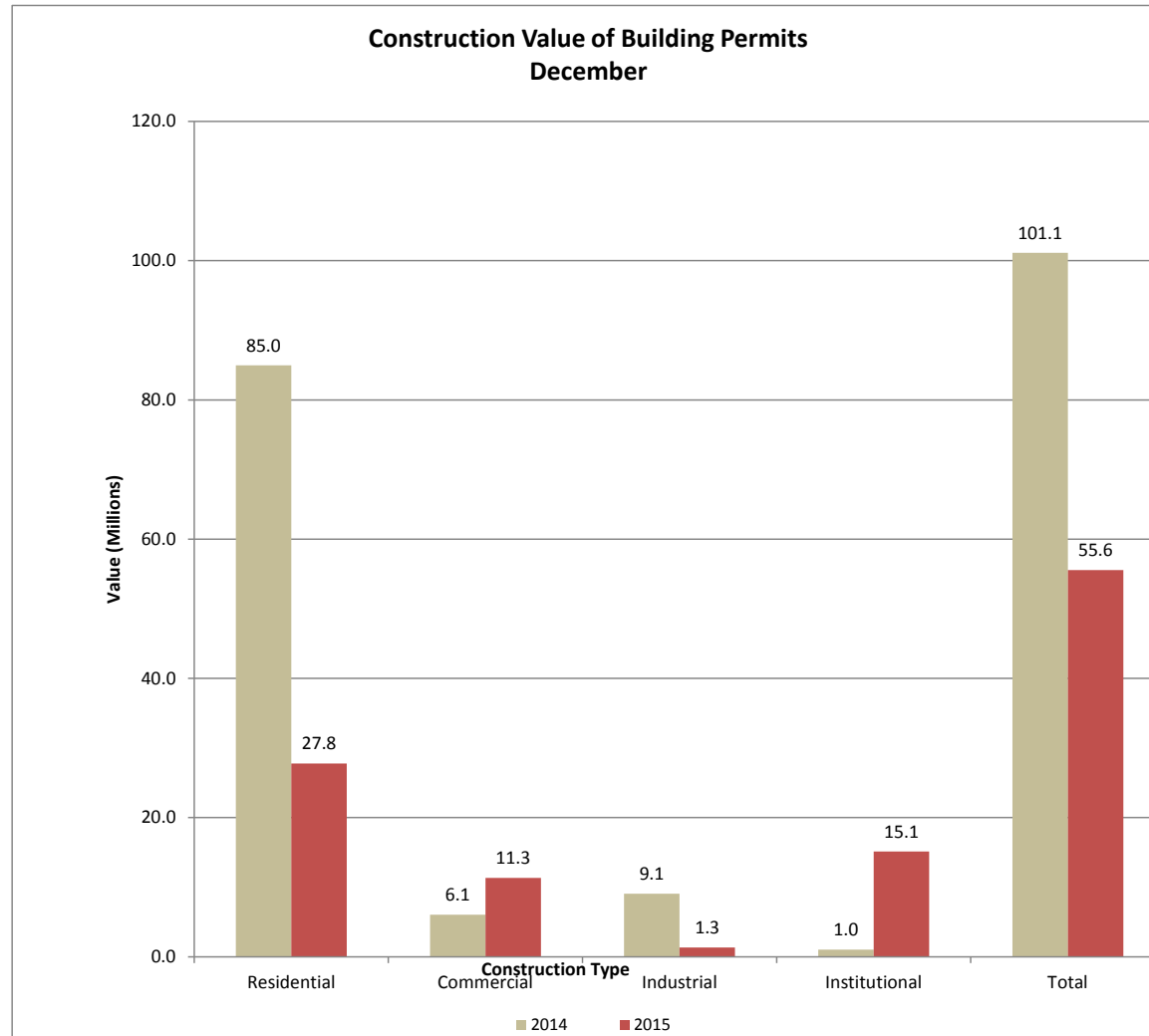
Summarized Figures December 2015

	Current Month		Year to Date	
	2014	2015	2014	2015
Residential	84,952,269	27,766,053	601,122,892	432,899,445
Commercial	6,063,950	11,333,960	95,664,197	130,077,759
Industrial	9,071,600	1,329,800	24,006,947	22,080,990
Institutional	1,039,200	15,131,000	92,842,370	123,682,166
Total	101,127,019	55,560,813	813,636,406	708,740,360

Summarized Figures December 2015 (rounded down)

	Current Month		Year to Date	
	2014	2015	2014	2015
Residential	85.0	27.8	Residential 601.1	432.9
Commercial	6.1	11.3	Commercial 95.7	130.1
Industrial	9.1	1.3	Industrial 24.0	22.1
Institutional	1.0	15.1	Institutional 92.8	123.7
Total	101.1	55.6	Total 813.6	708.7

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



City of London - Building Division

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
London City C/O Manager Of Realty Services	109 Greenside Ave	Erect-Water Filtration-B22 - Erect Westminster Inlet Building. B404 - Acc	0	697,500
London City C/O Manager Of Realty Services	109 Greenside Ave	Erect-Water Filtration-B26 Erect Ras Pumping Station. Ffr	0	100,800
Tax Registration 980407 Ontario Inc	1130 Dearness Dr	Alter-Restaurant -Alter Interior For 168 Sushi Ffr/Fpo	0	250,000
Glen Armstrong University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Alter Dental Sciences Building Third Floor Ffr/Fp	0	15,000,000
2415121 Ontario Limited	1215 Fanshawe Park Rd W	Alter-Restaurant <= 30 People-Interior Alter For Domino'S Pizza - Unit 101. Ffr	0	250,000
Grant Meagher Sifton Properties Limited	1599 Moe Norman Pl	Erect-Townhouse - Cluster Sdd-Erect Sdd. One Storey, 2 Car Garage, 2 Bedroom, Un	1	302,400
Richmond Medical Centre Inc	1653 Richmond St	Erect-Medical Offices-Erect 4-Storey Building. Medical On Main Level Wit	0	5,000,000
C/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Financial Institution-Interior Alter To Expand Continental Currency Exch	0	150,000
1307939 Ontario Limited	176 Dundas St	Alter-Restaurant -Alter For A&W Ffr Fpo	0	400,000
1781991 Ontario Inc	2055 Dundas St	Erect-Retail Plaza-Erect 3 Unit Commercial Building,Permit Includes Te	0	555,600
Rembrandt Developments	2081 Wallingford Ave 20	Erect-Townhouse - Cluster Sdd-Erect 2 Storey, 2 Car Garage, Finished Basement, A	1	350,830
Paul Van Eyk Rembrandt Developments (London) Inc.	2081 Wallingford Ave 22	Erect-Townhouse - Cluster Sdd-Erect Sdd. 2 Storey, 2 Car Garage, 4 Bedrooms, Fin	1	409,800
Libro Credit Union Limited Attn: Rick Hovenaars	217 York St	Alter-Offices-Alter Interior For Offices. Ffr Fpo	0	500,000
London Life Insurance Company	255 Dufferin Ave	Alter-Offices-Cm - Alter Interior For Offices (1st Floor) Ffr Fp	0	150,000
Deerfield Homes Ltd	3182 Singleton Ave	Erect-Townhouse - Condo-Erect 7 Unit, 2 Storey Townhouse. With Decks And 2	7	1,200,000
John Brouwer Trujay Holdings	3480 White Oak Rd	Alter-Warehousing-Alter Interior For New Tenant - World Pac Distribu	0	110,000
I.F. Propco Holdings (Ontario) 31 Ltd.	355 Wellington St	Alter-Offices-Cm - Alter Interior For Suites 229 And 230 Ffr Fpo	0	200,000
Omar Stour Magnificent Homes	3560 Singleton Ave 12	Erect-Townhouse - Cluster Sdd-Erect Sdd Cluster - 2 Storey, 4 Beds, 2 Car Garage	1	291,600
Omar Stour Magnificent Homes	3560 Singleton Ave 13	Erect-Townhouse - Cluster Sdd-Erect Sdd. 2 Storey, 2 Car Garage, 4 Bedrooms, Unf	1	311,580
Omar Stour Magnificent Homes	3560 Singleton Ave 24	Erect-Townhouse - Cluster Sdd-Erect Sdd. 2 Storey, 2 Car Garage, 4 Bedrooms, Unf	1	313,200
Omar Stour Magnificent Homes	3584 Singleton Ave	Erect-Townhouse - Cluster Sdd-Erect Sdd. 2 Storey, 2 Car Garage, 4 Bedrooms, Unf	1	313,200
Omar Stour Magnificent Homes	3588 Singleton Ave	Erect-Townhouse - Cluster Sdd-Erect Sdd. 2 Storey, 2 Car Garage, 4 Bedrooms, Unf	1	313,200
Omar Stour Magnificent Homes	3596 Singleton Ave	Erect-Townhouse - Cluster Sdd-Erect Sdd. 2 Storey, 2 Car Garage, 4 Bedrooms, Unf	1	313,000
1253679 Ontario Limited	365 Queens Ave	Alter-Office Complex-Apartments/Office-Alter To Repair Flood Damage	0	230,000
G Belisle Holdings (London) Limited	4231 Blakie Rd	Add-Warehousing-Add To Warehouse For Unheated Storage Space Ffr	0	200,000
Wastell Developments Inc	486 Skyline Ave 1	Erect-Townhouse - Cluster Sdd-Erect Sdd. 2 Storey, 2 Car Garage, 4 Bedrooms, Unf	1	340,200
Wastell Developments Inc	486 Skyline Ave 5	Erect-Townhouse - Cluster Sdd-Erect Sdd. 2 Storey, 2 Car Garage, 3 Bedroom, Unf	1	340,200
Wastell Developments Inc	486 Skyline Ave 53	Erect-Townhouse - Cluster Sdd-Erect Sdd. 2 Storey, 2 Car Garage, 3 Bedrooms, Unf	1	271,800
Wastell Developments Inc	500 Skyline Ave	Erect-Townhouse - Cluster Sdd-Erect Sdd. 2 Storey, 2 Car Garage, 4 Bedrooms, Par	1	403,600
2402055 Ontario Ltd	510 First St	Alter-Warehousing-Alter Interior To Add Wash Bay Ffr	0	160,000
Canada Trust Company Attn: Lease & Tax Admin.	745 York St	Install-Offices-Cm - Install Humidifier. Ffr	0	117,700
Dep.				
London Crossroads Centre Holdings Inc	765 Exeter Rd	Alter-Shopping Centre-Alter Interior For Designer Depot Ffr Fpo	0	1,306,000
London Crossroads Centre Holdings Inc	765 Exeter Rd	Install-Retail Plaza-Install Storm Sewer	0	200,000
Southside Construction Management Limited	797 York St	Alter-Retail Store-Alter Interior For Mission Services. Ffr Fpo	0	1,300,000
Karen Weir Prosperity Homes Limited	950 Silverfox Cres K	Erect-Townhouse - Condo-Erect 4 Unit Townhouse Block. 2 Storey, Single Car	4	777,000
Greg Brophrey Prosperity Homes Limited	951 Silverfox Cres J	Erect-Street Townhouse - Condo-Erect 5 Unit Street Townhouse Condo Block With Unf	5	916,050

City of London - Building Division
Principal Permits Issued From December 01, 2015 to December 31, 2015

Owner	Total Permits	Units	Value	Project Location	Proposed Work	No. Of Units	Constr Value
Owner	36	29	34,045,260				

Commercial building permits issued - subject to Development Charges under By-law C.P.-1496-244

Houkchen Chow

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