



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: March 29, 2016

RE: Monthly Report for February 2016

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

Permit Issuance

By the end of February, 496 permits had been issued with a construction value of approximately \$134 million dollars, representing 139 new dwelling units. Compared to last year, this represents a 10.7% decrease in the number of permits, a 0.3% decrease in the construction value and a 47.7% decrease in the number of dwelling units.

To the end of February, the number of single and semi-detached dwellings issued were 98, which was a 27% increase over last year.

At the end of February, there were 536 applications in process, representing approximately \$448 million dollars in construction value and an additional 1248 dwelling units, compared with 491 applications having a construction value of \$533 million dollars and an additional 1365 dwelling units for the same period last year.

The rate of incoming applications for the month of February averaged out to 15.4 applications a day for a total of 308 in 20 working days. There were 66 permit applications to build 67 new single detached dwellings, 2 townhouse applications to build 5 units, of which 1 was a cluster single dwelling unit.

There were 278 permits issued in February totalling \$46.6 million including 60 new dwelling units.

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Monthly Report for February 2016

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Inspections

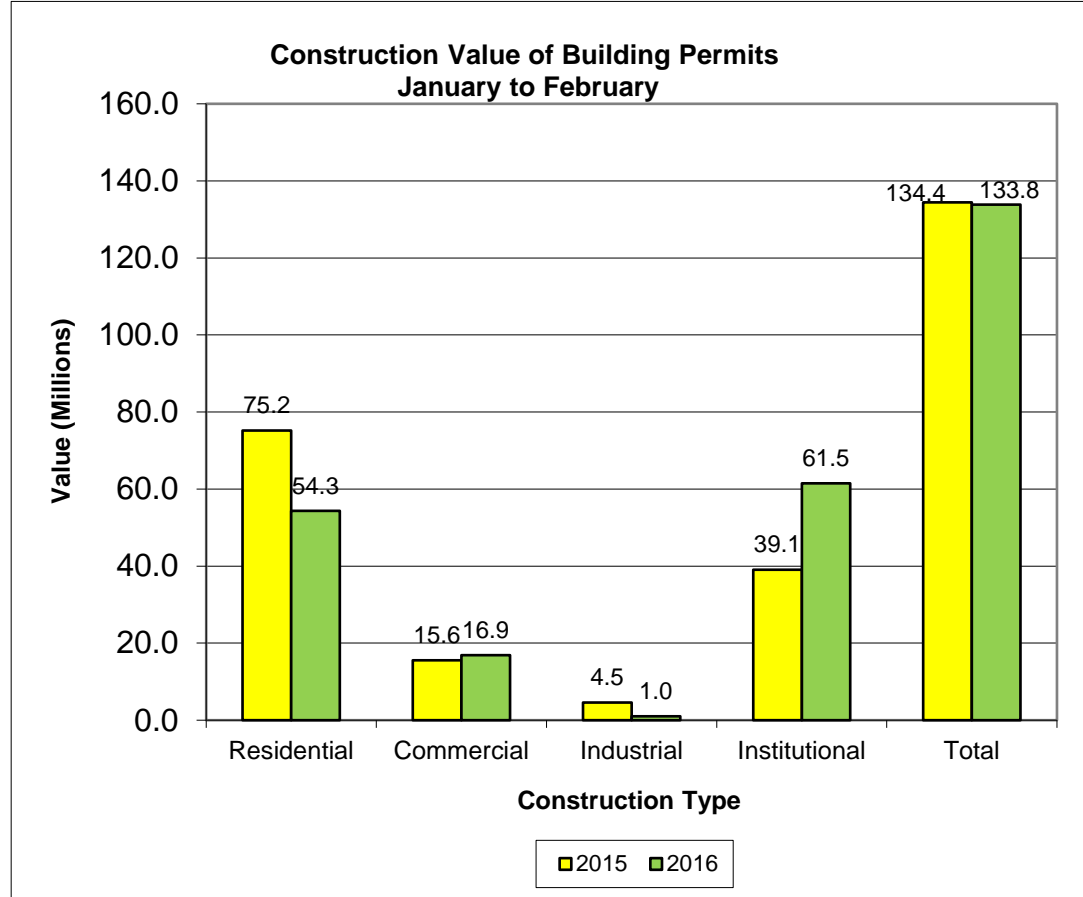
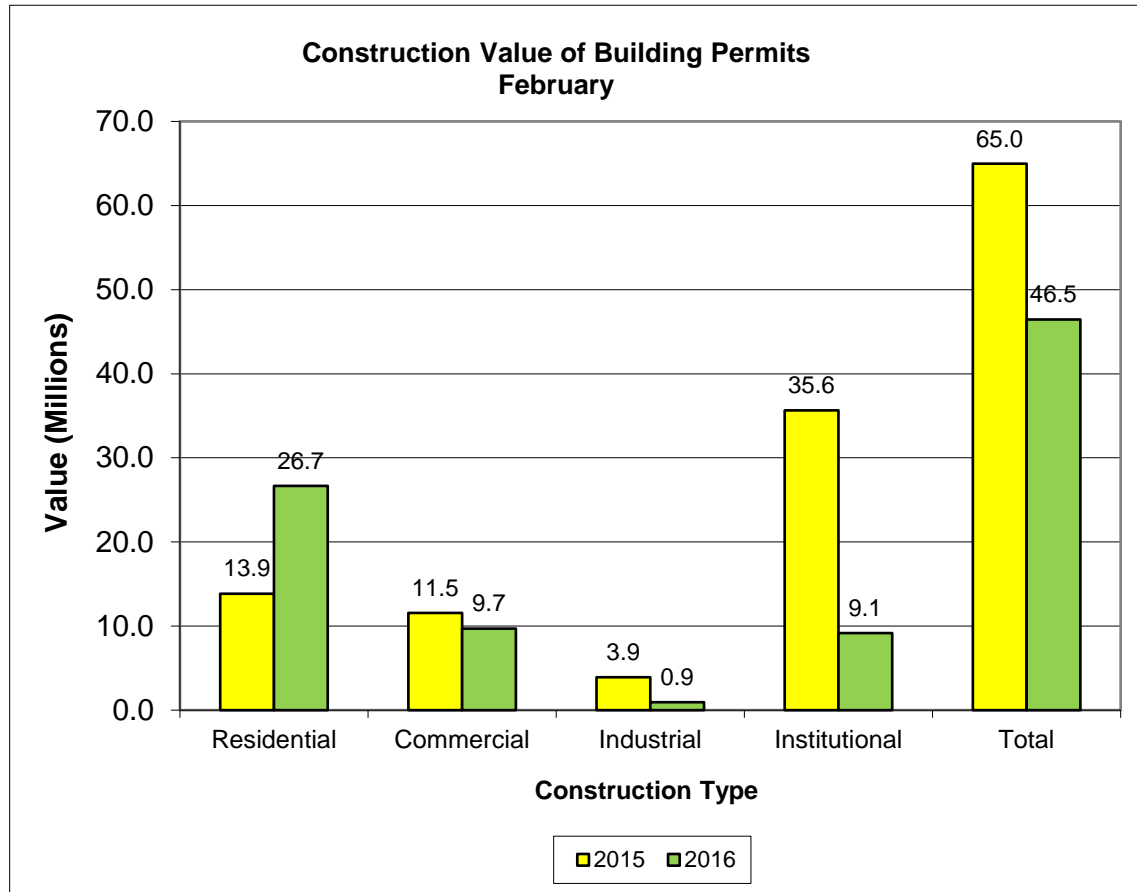
Although multiple inspections may be booked and completed for a project on the same day (ie. structural framing and HVAC rough-in), only one inspection is counted in this report. This provides a more accurate depiction of the inspectors' workload.

Building Inspectors received 1015 inspection calls and conducted 1446 building permit related inspections with an additional 25 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1471 inspections or an average of 133 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 – 24 vac/sick day/training = 196) There are a total of 8528 active building permits or an average of 775 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.8% of the time.

Plumbing Inspectors received 633 inspection calls and conducted a total of 883 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 4 inspections. During the month, a total of 892 inspections were conducted with an average of 178 per inspector, which averages out to 9.2 inspections per day per inspector. (Note: 100 person working days – 8 vac/sick day/training = 92). Active building permits involving plumbing totalled 2295 or 459 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 February 2016

CLASSIFICATION	February 2016			to the end of February 2016			February 2015			to the end of February 2015		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	52	19,943,842	52	97	37,624,998	96	21	7,930,930	21	77	28,387,132	77
SEMI DETACHED DWELLINGS	2	262,400	2	2	262,400	2	0	0	0	0	0	0
TOWNHOUSES	5	1,653,000	5	16	7,649,810	31	4	1,306,684	4	42	38,618,980	188
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	1	2,450,000	7	0	0	0	0	0	0
RES-ALTER & ADDITIONS	109	4,822,577	0	190	6,325,299	1	125	4,619,771	1	218	8,191,933	1
COMMERCIAL - ERECT	0	0	0	1	775,000	0	2	1,280,836	0	3	1,292,536	0
COMMERCIAL - ADDITION	0	0	0	2	647,000	0	1	1,754,000	0	1	1,754,000	0
COMMERCIAL - OTHER	42	9,698,250	0	75	15,496,500	0	32	8,514,996	0	74	12,505,592	0
INDUSTRIAL - ERECT	0	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL - ADDITION	1	928,700	0	1	928,700	0	2	3,420,000	0	2	3,420,000	0
INDUSTRIAL - OTHER	1	4,000	0	5	116,000	0	5	508,905	0	13	1,129,555	0
INSTITUTIONAL - ERECT	1	8,000,000	1	2	8,198,000	2	1	35,392,000	0	1	35,392,000	0
INSTITUTIONAL - ADDITION	0	0	0	2	48,500,000	0	0	0	0	0	0	0
INSTITUTIONAL - OTHER	18	1,147,300	0	27	4,821,800	0	4	234,000	0	14	3,696,900	0
AGRICULTURE	0	0	0	0	0	0	0	0	0	0	0	0
SWIMMING POOL FENCES	1	18,000	0	1	18,000	0	1	6,400	0	1	6,400	0
ADMINISTRATIVE	14	165,000	0	18	165,000	0	3	3,000	0	6	3,000	0
DEMOLITION	7	0	5	12	0	8	5	0	3	15	0	11
SIGNS/CANOPY - CITY PROPERTY	2	0	0	3	0	0	2	0	0	2	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	23	0	0	41	0	0	54	0	0	87	0	0
TOTALS	278	46,643,069	60	496	133,978,507	139	262	64,971,522	26	556	134,398,028	266

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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.

March 29, 2016

**City of London - Building Division
Principal Permits Issued From February 01, 2016 to February 29, 2016**

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
	109 Falcon St	Alter-Clubs, Non Residential-Alter Interior Of Imperio Banquet Hall For Washroo	0	110,000
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter-Retail Store-Alter Interior For Lush Cosmetics Store Frr/Fpo	0	125,000
John Kononiuk London District Catholic School Board	1212 Coronation Dr	Erect-Schools Elementary, Kindergarten-Erect 2 Storey Elementary School, St. John Cathol	1	8,000,000
Sifton Properties Limited	1295 Riverbend Rd	Alter-Offices-Alter Interior For 3rd Floor Offices. Frr Fpo Shel	0	1,000,000
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Oxbury Centre	1299 Oxford St E	Alter-Offices-Cm - Alter Interior For Offices Frr Fpo	0	500,000
Old Oak Properties Inc	150 Dufferin Ave	Alter-Offices-Cm - Alter Interior For Offices On 10th Floor Fir	0	390,000
Sifton Properties Limited	1597 Moe Norman Pl	Erect-Townhouse - Cluster Sdd-Erect A Residential Townhouse Building- Erect New	1	327,600
C/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Alter Interior For Skechers Store Frr/Fpo	0	195,000
C/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Alter Interior For Things Engraved Frr/Fpo	0	110,000
C/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Cm - Alter To Replace Guardrails At Floor Openings	0	871,940
Sifton Properties Limited	171 Queens Ave	Alter-Restaurant <= 30 People-Alter Interior For Restaurant Frr Fpo	0	295,000
London International Airport	1750 Crumlin Sdrd	Alter-Federal Buildings-Add 25 Sq.M. Vestibule And Alter To Remove Interio	0	320,000
Pillar Nonprofit Network	201 King St	Alter-Offices-Alter Interior For Offices Frr Fpo	0	900,000
Copp Limited	2090 Dundas St	Install-Office Complex (Retail/Office)-Solar Panel Installation	0	300,000
The University Of Western Ontario	289 Windermere Rd	Alter-Apartment Building-Alter To Dining Hall In Saugreen Maitland Residence	0	2,500,000
2441931 Ontario Inc	2995 Page St	Add-Warehousing-Add Warehouse Area On Level One Frr/Fpo	0	928,700
London Health Association	339 Windermere Rd	Alter-Hospitals-Alter Pharmacy Area On Level One Frr/Fpo	0	200,000
I. F. Propco Holdings (Ontario) 31 Ltd.	355 Wellington St	Alter-Offices-Alter Interior For Parole Offices. Frr Fpo	0	450,000
Anas Strour Magnificent Homes	3560 Singleton Ave 30	Erect-Townhouse - Cluster Sdd-Erect 2 Storet Cluster Sdd, 2 Car Garage, Unfinish	1	362,200
Tarik Shousher Nuage Homes	3564 Singleton Ave	Erect-Townhouse - Cluster Sdd-Erect Sdd- 2 Story W/ 2 Car Garage, Central Air,	1	300,000
Nesam Holdings Ltd	4397 Wellington Rd S	Alter-Restaurant -Alter Interior Of Arbys Restaurant Frr	0	150,000
Wastall Developments Inc	486 Skyline Ave 29	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd, 2 Car Garage, Finished	1	389,600
Wastall Developments Inc	486 Skyline Ave 9	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd, 2 Car Garage, Unfinish	1	273,600
Esam Construction Limited	541 Oxford St W	Alter-Restaurant -Cm - Alter Interior For Restaurant. Frr Fpo	0	200,000
Esam Construction Limited	541 Oxford St W	Alter-Restaurant <= 30 People-Cmm - Alter For Hero Burger Restaurant. 30 Seats.	0	500,000
Management Board Secretariat	6355 Westminster Dr	Alter-Offices-Alter To Upgrade Opp Offices. Frr	0	250,000
First Capital (Commissioners) Corporation	643 Commissioners Rd E	Alter-Offices-Alter Interior For Bmo	0	150,000
Esam Construction Limited	710 Proudfoot Lane	Alter-Gymnasia-Alter To Finish For Goodlife Fitness Centre And Of	0	1,300,000
Derek Lall London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Alter To Replace Chiller In Hospital (East Chiller	0	300,000
Lmda Investments Inc	9 Southdale Rd E	Alter-Retail Plaza-Commercial- Alter For New Siding Frr	0	175,000
Thames Valley District School Board	950 Lawson Rd	Alter-Schools Elementary, Kindergarten-Alter To Replace The Fire Alarm And Emergency Lig	0	150,000

Total Permits 32 Units 6 Value 23,023,640