



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: April 27, 2016

RE: **Monthly Report for March 2016**

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

Permit Issuance

By the end of March, 834 permits had been issued with a construction value of approximately \$285 million dollars, representing 852 new dwelling units. Compared to last year, this represents a 2.2% increase in the number of permits, a 60% increase in the construction value and a 168% increase in the number of dwelling units.

To the end of March, the number of single and semi-detached dwellings issued was 163, which was a 34% increase over last year.

At the end of March, there were 573 applications in process, representing approximately \$354 million dollars in construction value and an additional 800 dwelling units, compared with 486 applications having a construction value of \$236 million dollars and an additional 542 dwelling units for the same period last year.

The rate of incoming applications for the month of March averaged out to 21.5 applications a day for a total of 453 in 21 working days. There were 79 permit applications to build 79 new single detached dwellings, 17 townhouse applications to build 20 units, of which 14 were cluster single dwelling units.

There were 338 permits issued in March totalling \$151.9 million including 713 new dwelling units.

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 1,140 inspection calls and conducted 1,399 building permit related inspections with an additional 4 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,403 inspections or an average of 140 inspections made per inspector this month based on 10 inspectors, which averages out to 9.2 inspections per day per inspector. (*Note: 210 person working days – 58 vac/sick day/training = 152*) There are a total of 8,662 active building permits or an average of 787 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.

Plumbing Inspectors received 811 inspection calls and conducted a total of 935 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 2 inspections. During the month, a total of 937 inspections were conducted with an average of 187 per inspector, which averages out to 10.9 inspections per day per inspector. (*Note: 105*

person working days – 19 vac/sick day/training = 86). Active building permits involving plumbing totalled 2,310 or 462 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.9% of the time.

AD:cm
Attach.

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

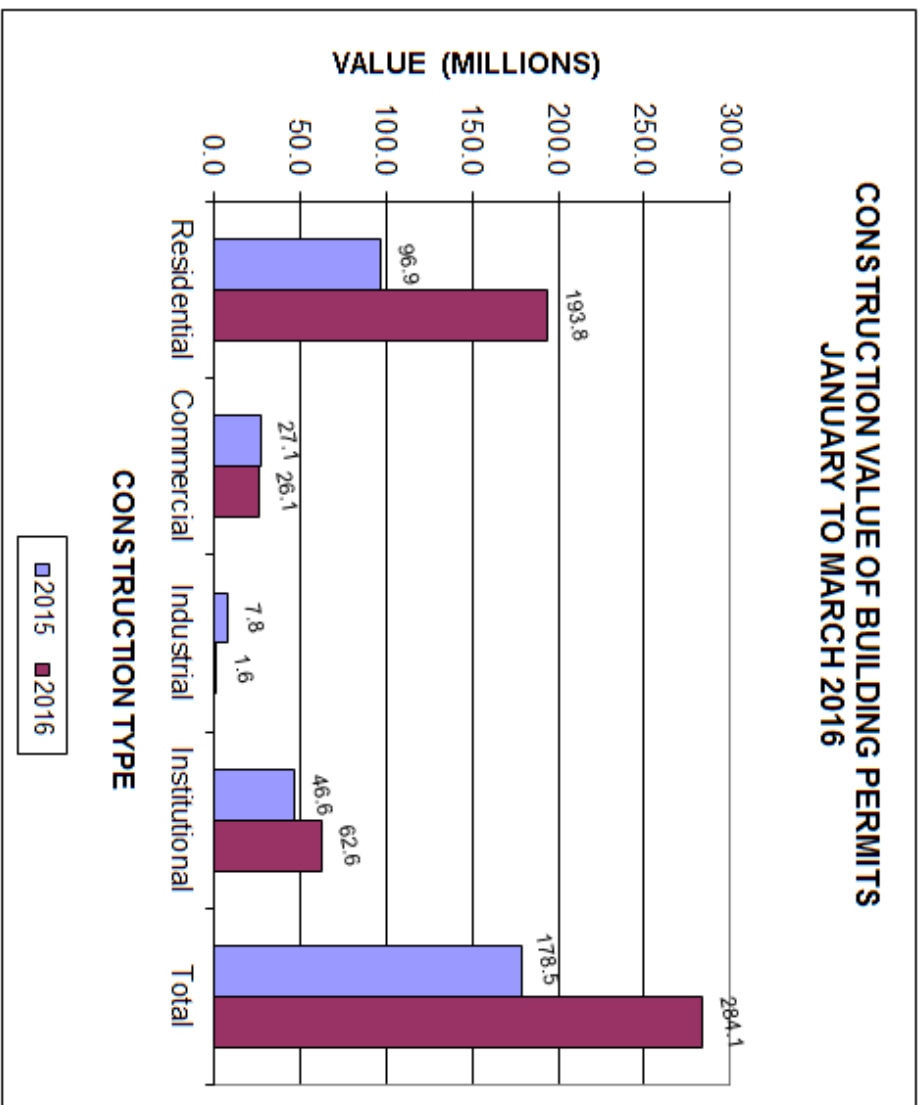
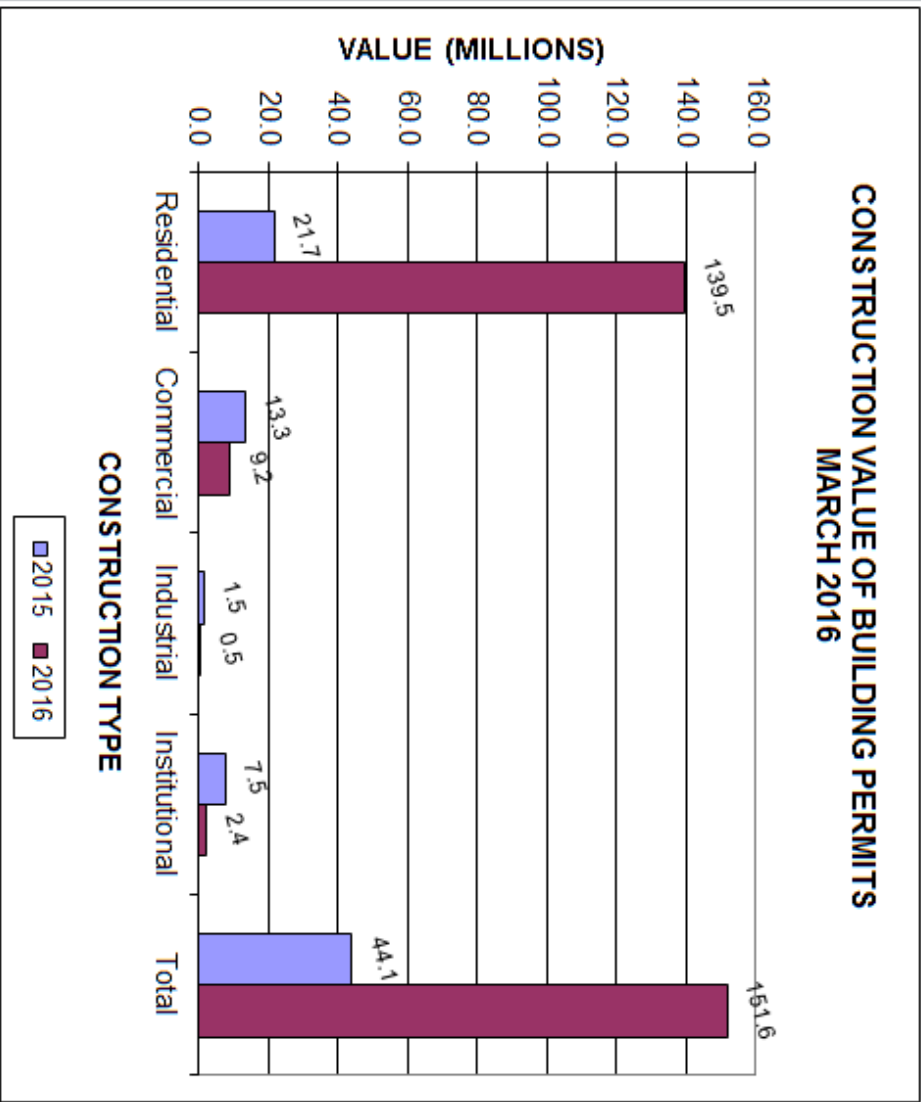
CITY OF LONDON SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF March 2016

CLASSIFICATION	March 2016				to the end of March 2016				March 2015				to the end of March 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	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	65	25,117,994	65	162	62,742,992	161	44	17,182,104	44	121	45,569,236	121	0	0	0	
SEMI DETACHED DWELLINGS	0	0	0	2	262,400	2	0	0	0	0	0	0	0	0	0	
TOWNHOUSES	3	2,720,000	12	19	10,369,810	43	4	1,680,930	4	46	40,299,910	192	0	0	0	
DUPLEX, TRIPLEX, QUAD, APT BLDG	4	98,087,340	633	5	100,537,340	640	0	0	0	0	0	0	0	0	0	
RES-ALTER & ADDITIONS	130	13,589,614	3	320	19,914,913	4	81	2,839,179	3	299	11,031,112	4	0	0	0	
COMMERCIAL -ERECT	0	0	0	1	775,000	0	8	10,285,168	0	11	11,577,704	0	0	0	0	
COMMERCIAL - ADDITION	2	450,000	0	4	1,097,000	0	0	0	0	0	0	0	0	0	0	
COMMERCIAL - OTHER	44	8,720,150	0	119	24,216,650	0	31	3,038,295	0	105	15,543,887	0	0	0	0	
INDUSTRIAL - ERECT	0	0	0	0	0	0	1	35,000	0	1	35,000	0	0	0	0	
INDUSTRIAL - ADDITION	0	0	0	1	928,700	0	1	916,200	0	4	6,090,200	0	0	0	0	
INDUSTRIAL - OTHER	5	544,000	0	10	660,000	0	6	567,490	0	19	1,697,045	0	0	0	0	
INSTITUTIONAL - ERECT	0	0	0	2	8,198,000	0	0	0	0	1	35,392,000	0	0	0	0	
INSTITUTIONAL - ADDITION	1	400,000	0	3	48,900,000	0	2	5,542,450	0	2	5,542,450	0	0	0	0	
INSTITUTIONAL - OTHER	6	664,800	0	33	5,486,600	0	17	1,988,000	0	31	5,684,900	0	0	0	0	
AGRICULTURE	2	1,306,820	0	2	1,306,820	0	0	0	0	0	0	0	0	0	0	
SWIMMING POOL FENCES	18	290,868	0	19	308,868	0	8	111,700	0	9	118,100	0	0	0	0	
ADMINISTRATIVE	8	36,000	0	26	201,000	0	15	123,675	0	21	126,675	0	0	0	0	
DEMOLITION	9	0	7	21	0	15	8	0	5	23	0	16	0	0	0	
SIGNS/CANOPY - CITY PROPERTY	4	0	0	7	0	0	3	0	0	5	0	0	0	0	0	
SIGNS/CANOPY - PRIVATE PROPERTY	37	0	0	78	0	0	31	0	0	118	0	0	0	0	0	
TOTALS	338	151,927,586	713	834	285,906,093	850	260	44,310,191	51	816	178,708,219	317				

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

April 27, 2016

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Vito Frijia Vista Woods Estates Ltd. C/O Southside Group	1061 Eagletrace Dr	Install-Townhouse - Condo-Install Site Services For New Town Houses & Single	0	8,000,000
2459660 Ontario Inc.	1130 Deerness Dr	Alter-Restaurant-Alter Interior For Restaurant Fr/F/fo Detail	0	250,000
Mark Hales Wbh Somerset London Inc	1209 Richmond St	Alter-Apartment Building-Alter For Phase 3 Of Balcony And Facade Repairs F	0	264,500
2415121 Ontario Limited	1215 Fanshawe Park Rd W	Alter-Dental Offices-Interior Alter For Dental Unit 100. Fr	0	1,000,000
Kilally Shopping Centre Inc	1255 Kilally Rd	Add-Retail Plaza-Comm- Add To Infill Space Between 2 Existing Build	0	300,000
Mauro Castilli Ridout Development Limited	1570 Highbury Ave N	Alter-Gymnasia-Alter Interior For Dance Studio. Fr	0	146,800
C/R Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Restaurant-Alter Interior For Restaurant (The Key) Fr/F/fo	0	2,000,000
C/R Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Comm - Alter Interior For Disney Store Unit L081.	0	450,000
C/R Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Comm - Alter Interior For Michael Kors Store. Fr	0	240,000
Trustees Of Champion Life Centre London	1925 Culver Dr	Alter-Churches-Alter Interior Of Church Fr Engineered Shop D	0	450,000
Karen Henshaw Sunningdale Meadows (Domus) Inc.	2215 Callingham Dr I	Erect-Townhouse - Condo-Erect 1 Storey, 4 Unit Townhouse Block "I", Attach	4	1,200,000
The Incorporated Synod Of The Diocese Of Huron	227 Wharmcliffe Rd N E/S	Add-Churches-Add And Alter To Entrance To Install Bf/W/C And EI	0	400,000
Bluestone Properties Inc.	251 Platts Lane	Erect-Apartment Building-Erect 2 Level Parking Structure - **Actual Address	0	0
Bluestone Properties Inc.	251 Platts Lane	Install-Apartment Building-Install Site Servicing Fr	0	1,600,000
Old Oak Properties Inc	271 Platts Lane	Erect-Apartment Building-Erect An 8 Storey Apartment Building Fr/F/fo	168	23,087,340
London City Centre London Inc. C/O I	275 Dundas St	Alter-Offices-Alter Interior For 7th And 16th Floor Fr/F/fo	0	662,000
Deerfield Homes Ltd. Deerfield Homes Ltd	3200 Singleton Ave I	Erect-Townhouse - Condo-Erect 7 Unit, 2 Storey Townhouse. With Decks And 2	7	1,200,000
Omar Stour Magnificent Homes	3560 Singleton Ave 5	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sfd W/ 2 Car Garage, Unfinished Bas	1	320,000
	3691 Manning Dr	Erect-Farm Workshop-Erect Storage Barn 80x250 Fr	0	556,820
London City Centre London Inc. C/O Deborah West	380 Wellington St	Alter-Offices-Alter Interior For 10th Nd 19th Floor Fr/F/fo	0	1,241,150
East Village Investments Limited	400 Lyle St	Erect-Apartment Building-Erect 21 Storey (298 Unit) Apartment Building. C	299	45,000,000
Wickethorn Feedlot Inc C/O Lloyd & Moira Connell	4775 Westdel Brne	Erect-Livestock Barn-Erect Livestock Building	0	750,000
1319621 Ontario Inc C/O Peter Channer In Trust	581 Wonderland Rd S	Add-Retail Store-Add T To Channers Retail For Rear Storage/ailor Ar	0	150,000
Mccormick Canada Property Co.	600 Clarke Rd	Install-Food Processing Plant-Install Storm Sewer In Parking Lot.	0	460,000
Esam Construction Limited	661 Wonderland Rd N S/S	Alter-Retail Store-Alter To Finish For Sobey's Store Fr/F/fo	0	1,500,000
Esam Construction Limited	705 Wonderland Rd N	Alter-Restaurant-Interior Alter For Sunset Grill-98 Seat Restaurant	0	250,000
Drewlo Holdings Inc. Drewlo Holdings Inc	790 Capulet Lane	Erect-Apartment Building-Erect 12 Storey Apartment Building, 79 One Bed/86	165	30,000,000
	905 Samia Rd	Install-Site Services-Install Site Services - Refer To Attached Map For	0	450,000

Total Permits 28 Units 644 Value 121,928,610

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

Owner

- Kilally Shopping Centre Inc
- 1319621 Ontario Inc C/O Peter Channer In Trust
- Permits_Issued_Greater_100000