



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: May 27, 2016

RE: **Monthly Report for April 2016**

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

Permit Issuance

By the end of April, 1,310 permits had been issued with a construction value of approximately \$443 million dollars, representing 1,135 new dwelling units. Compared to last year, this represents a 10% increase in the number of permits, a 81% increase in the construction value and a 169% increase in the number of dwelling units.

To the end of April, the number of single and semi-detached dwellings issued was 243, which was a 22% increase over last year.

At the end of April, there were 464 applications in process, representing approximately \$318 million dollars in construction value and an additional 592 dwelling units, compared with 475 applications having a construction value of \$222 million dollars and an additional 565 dwelling units for the same period last year.

The rate of incoming applications for the month of April averaged out to 22 applications a day for a total of 464 in 21 working days. There were 85 permit applications to build 85 new single detached dwellings, 17 townhouse applications to build 48 units, of which 10 were cluster single dwelling units.

There were 475 permits issued in April totalling \$157.6 million including 286 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 1,350 inspection calls and conducted 1,489 building permit related inspections with an additional 11 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,500 inspections or an average of 150 inspections made per inspector this month based on 10 inspectors, which averages out to 9.3 inspections per day per inspector. (Note: 210 person working days – 49 vac/sick day/training = 161) There are a total of 8,729 active building permits or an average of 873 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.3% of the time.

Plumbing Inspectors received 837 inspection calls and conducted a total of 1,007 permit related inspections, there were no inspections performed that related to the Backflow Prevention Program. Inspections relating to complaints, orders and miscellaneous calls totalled a further 6 inspections. During the month, a total of 1,013 inspections were conducted with an average of 203 per inspector, which averages out to 10.1 inspections per day per

inspector. *(Note: 105 person working days – 5 vac/sick day/training = 100)*. Active building permits involving plumbing totalled 2,362 or 472 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, T. Groeneweg, C. DeForest, O. Katolyk, D. Macar, M. Henderson

CITY OF LONDON

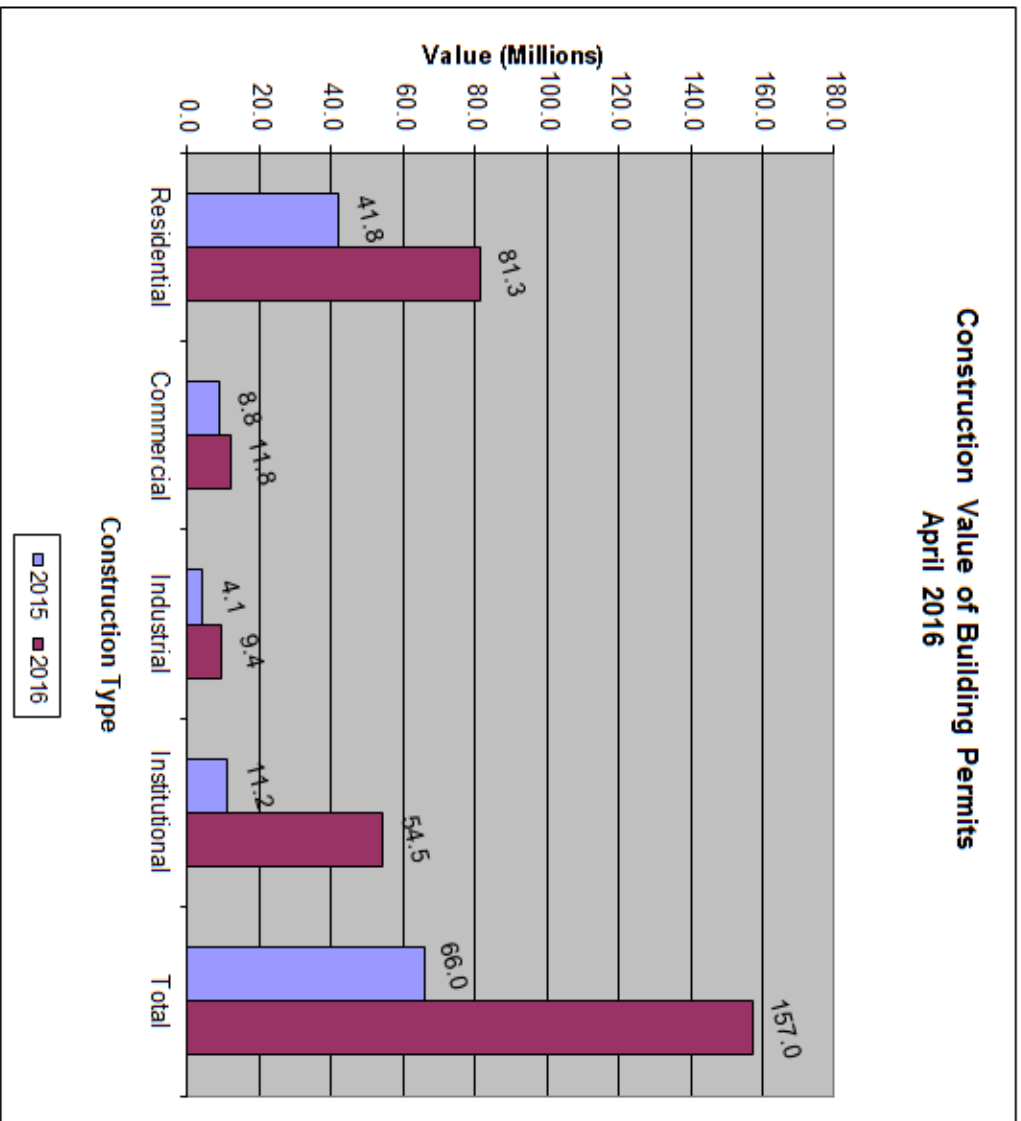
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF April 2016

CLASSIFICATION	April 2016				April 2015				to the end of April 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	80	29,824,436	80	242	92,567,428	241	76	28,709,094	76	197	74,278,330	197
SEMI DETACHED DWELLINGS	0	0	0	2	262,400	2	2	1,074,020	2	2	1,074,020	2
TOWNHOUSES	22	8,769,516	27	41	19,139,326	70	7	4,708,580	20	53	45,008,490	212
DUPLEX, TRIPLEX, QUAD, APT BLDG	3	36,898,900	177	8	137,436,240	816	0	0	0	0	0	0
RES-ALTER & ADDITIONS	163	5,815,765	1	484	25,730,678	5	153	7,346,930	7	452	18,405,042	11
COMMERCIAL -ERECT	2	1,020,000	0	3	1,795,000	0	2	4,693,000	0	12	14,870,704	0
COMMERCIAL - ADDITION	2	1,495,000	0	6	2,592,000	0	1	286,200	0	1	286,200	0
COMMERCIAL - OTHER	47	9,327,012	1	166	33,543,662	1	21	3,821,500	0	126	19,365,387	0
INDUSTRIAL - ERECT	0	0	0	0	0	0	0	0	0	2	1,435,000	0
INDUSTRIAL - ADDITION	1	150,000	0	2	1,078,700	0	0	0	0	4	6,090,200	0
INDUSTRIAL - OTHER	8	9,258,060	0	18	9,918,060	0	13	4,098,600	0	32	5,795,645	0
INSTITUTIONAL - ERECT	2	52,500,000	0	4	60,698,000	0	1	166,080	0	2	35,558,080	0
INSTITUTIONAL - ADDITION	0	0	0	3	48,900,000	0	1	6,694,800	0	3	12,237,250	0
INSTITUTIONAL - OTHER	13	1,978,750	0	46	7,465,350	0	16	4,351,720	0	47	10,036,620	0
AGRICULTURE	0	0	0	2	1,306,820	0	0	0	0	0	0	0
SWIMMING POOL FENCES	36	670,078	0	55	978,946	0	18	364,896	0	27	482,996	0
ADMINISTRATIVE	15	59,000	0	41	260,000	0	12	52,000	0	33	178,675	0
DEMOLITION	7	0	5	28	0	20	8	0	5	31	0	21
SIGNS/CANOPY - CITY PROPERTY	4	0	0	11	0	0	3	0	0	8	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	70	0	0	148	0	0	42	0	0	160	0	0
TOTALS	475	157,766,517	286	1,310	443,672,610	1,135	376	66,367,420	105	1,192	245,102,639	422

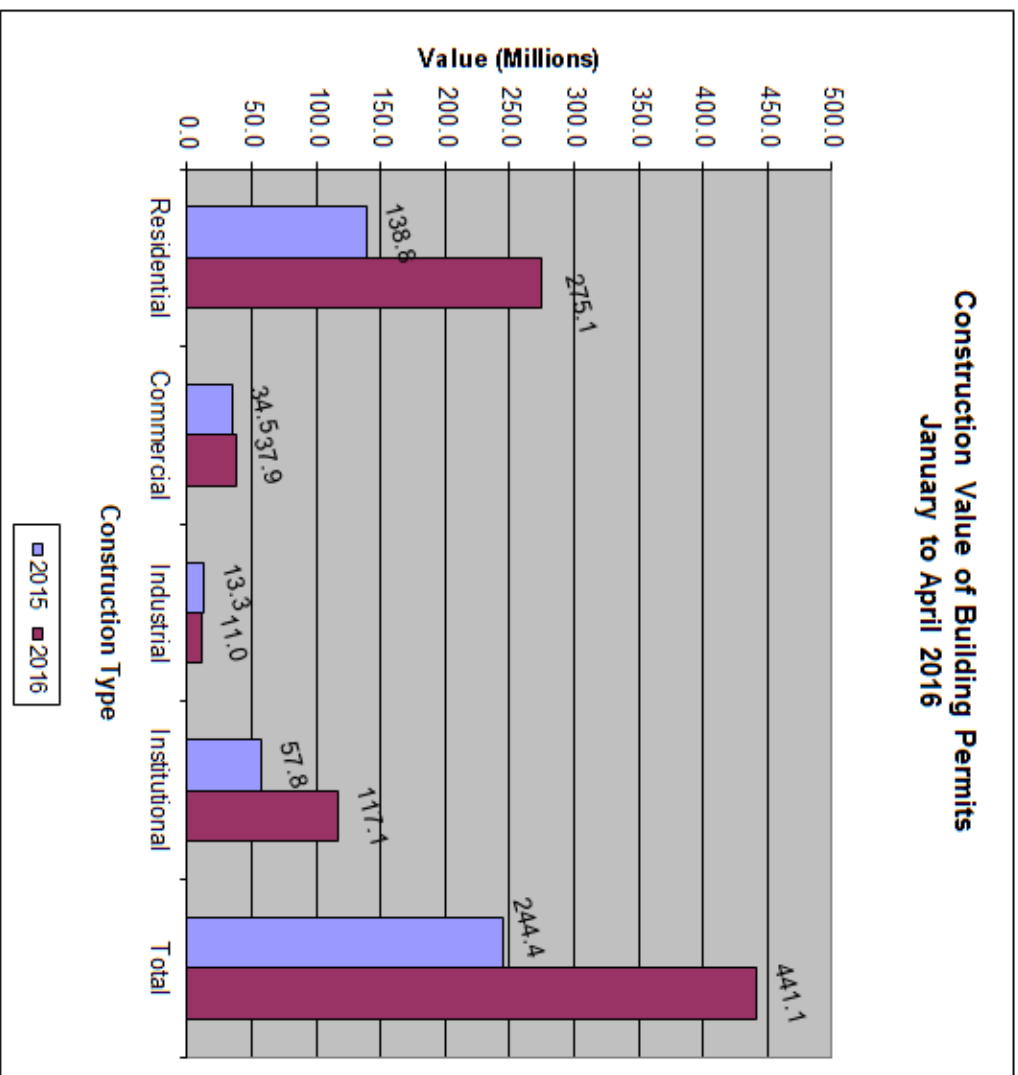
Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.
 2) Mobile Signs are no longer reported.

May 27, 2016

Construction Value of Building Permits April 2016



Construction Value of Building Permits January to April 2016



**City of London - Building Division
Principal Permits Issued From April 01, 2016 to April 30, 2016**

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Thames Valley District School Board	1040 Oxford St W	Alter-Schools Elementary, Kindergarten-Interior Alter To Renovate And Add Canopy Fr/Fpo	0	1,000,000
1246643 Ontario Inc	1050 Hargreave Rd	Alter-Industrial Laboratory-Interior Alter For Medical Marijuana Grow Facility	0	220,000
703209 Ontario Inc	1055 Wharmcliffe Rd S	Add-Automobile Sales & Service-Add To Infinity Car Dealership Fr / Fpo Condi	0	1,480,000
Sf3 Century Centre Inc C/O Strathallen Capital Corp	1067 Wellington Rd	Alter-Restaurant -Alter Interior For New Chipotle Mexican Grill Res	0	500,000
Glen Armstrong University Of Western Ontario-Board Of Governors	1151 Richmond St	Erect-Research Centre-Erect 7 Storey, Interdisciplinary Research Buildin	0	31,000,000
Riverwood (London) Corp. C/O Harasym Homes Inc	1205 Riverside Dr 36	Erect-Townhouse - Cluster Sdd-Erect New Sdd: 1 Storey, 2 Car Garage, 2 Bedrooms,	1	297,000
Riverwood (London) Corp. C/O Harasym Homes Inc	1205 Riverside Dr 38	Erect-Townhouse - Cluster Sdd-Erect Sdd - 1 Storey, 2 Car Garage, Partial Finish	1	326,840
Riverwood (London) Corp. C/O Harasym Homes Inc	1205 Riverside Dr 40	Erect-Townhouse - Cluster Sdd-Erect Cluster Sdd - 1 Storey, 2 Car Garage, Unfins	1	313,740
Peopelcare Inc	1242 Oakcrossing Rd	Erect-Care Facility-Erect Long Term Care Facility; Fr/Fpo Foundatio	0	21,500,000
Nathan Applebaum Holdings Ltd Sidney Applebaum Holdings Ltd	1275 Highbury Ave N	Alter-Retail Store-Comm - Alter Interior For Pet Smart Fr/Fpo	0	850,000
2367698 Ontario Inc	148 York St	Alter-Offices-Cm - Alter Interior For Office	0	1,200,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1515 Shore Rd 37	Erect-Townhouse - Cluster Sdd-Erect New Sdd: 1 Storey, 2 Car Garage, 4 Bedrooms,	1	400,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Alter Interior For Aldo Store. Unit U13. Fr	0	220,000
North Point (London) Inc. / 1705990 Ontario Limited	1680 Richmond St	Alter-Retail Store-Cm - Alter Interior For H&M Store Fr/Fpo	0	1,700,000
Cp Reit Ontario Properties Limited	1705 Fiddlehead Pl	Erect-Garage For Apartment Building-Erect Carport For Grade Level Parking Fr	0	400,000
Sifton Properties Limited	1740 Richmond St	Erect-Retail Plaza-Erect Commercial Shell Building Fr	0	1,000,000
Sifton Properties Limited	1800 Sumac Way D	Erect-Townhouse - Condo-Erect A Residential Townhouse Building- Erect New	2	417,200
Sifton Properties Limited	1800 Sumac Way E	Erect-Townhouse - Condo-Erect A Residential Townhouse Building- Erect New	3	630,300
Calloway Reit (London N) Inc Canadian Property Holdings	1855 Hyde Park Rd L2	Alter-Retail Plaza-Interior Alter For Marshalls. Fr Fpo	0	750,000
Rick Morschauser Forest Park (Riverbend) Ltd.	2040 Shore Rd K	Erect-Townhouse - Condo-Rt - Erect 3 Unit Condo Block K. Units 42, 43, 44.	3	510,036
Peter Duff Centurion Apartments C/O Centurion Property Associates	205 Oxford St E 102	Add-Garage For Apartment Building-Alter For Parking Garage Repairs Fr	0	273,000
Rembrandt Developments	2081 Wallingford Ave 28	Erect-Townhouse - Cluster Sdd-Erect New Sdd: 1 Storey, 2 Car Garage, 1 Bedroom,	1	269,000
Drewco Development Corp	2230 Blackwater Rd	Erect-Apartment Building-Erect A 4 Storey Apartment Building-Bldg #2 Of Com	95	18,000,000
Drewco Development Corp	2250 Blackwater Rd	Erect-Apartment Building-Erect A 4 Storey Apartment Bldg-Building #1 Of Com	82	18,498,900
1803299 Ontario Inc	2290 Scanlan St	Alter-Warehousing-Alter Interior Of Office Areas And Mezzanines. Fr	0	500,000
1803299 Ontario Inc	2290 Scanlan St	Install-Warehousing-Install Racking System Fr / Fpo	0	3,700,000
1803299 Ontario Inc	2290 Scanlan St	Install-Warehousing-Install Racking System Fr / Fpo	0	3,700,000
Pine Tree Homes	2340 Brayford Cres 1	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd - 2 Beds, 2 Car Garage.	1	381,000
Hanwha L&C Canada Inc	2860 Innovation Dr	Alter-Factories-Id - Alter To Repair Roof Truss	0	600,000
London District Energy	301 Colborne St	Install-Power Plants-Install New Cooling Tower To Replace Existing. Ins	0	110,400
Carvest Properties	315 Southdale Rd W	Alter-Site Services-Installation Of Sewers, Pdc, Manholes/Cb'S And Wat	0	375,000
London Health Sciences Centre	339 Windermere Rd	Alter-Hospitals-Instit - Alter For Fluoroscopy Room On 5th Floor	0	500,000
Omar Stour Magnificent Homes	3560 Singleton Ave 16	Erect-Townhouse - Cluster Sdd-Erect Sdd - 2 Storey, 4 Beds, Unfinished Brnt 2 C	1	313,200
Omar Stour 1865512 Ontario Inc	3572 Singleton Ave	Erect-Townhouse - Cluster Sdd-Erect New Sdd: 2 Storeys, 2 Car Garage, 3 Bedrooms	1	313,000
Omar Stour Magnificent Homes	3580 Singleton Ave	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sdd W/2 Car Garage, Ac, 4 Bedrooms,	1	313,000
Boardwalk Reit Properties Holdings Ltd Trustees	380 Southdale Rd E	Alter-Garage For Apartment Building-Alter To Repair Parking Garage Ramp Fr	0	200,000
London City Centre London Inc. C/O Deborah West	380 Wellington St	Alter-Offices-Cm - Interior Alter For Premier Marine Insurance O	0	150,000
Boardwalk Reit Properties Holdings Ltd Trustees	390 Southdale Rd E	Alter-Garage For Apartment Building-Alter To Repair Parking Garage Ramp Fr	0	200,000

**City of London - Building Division
Principal Permits Issued From April 01, 2016 to April 30, 2016**

Owner	Project Location	Proposed Work	No. Of Units	Constr Value		
Wastell Developments Inc	486 Skyline Ave	Erect-Townhouse - Cluster Sdd-Erect A Cluster Sdd - 2 Storey, 2 Car Garage, 4 Be	1	367,200		
Wastell Developments Inc	486 Skyline Ave 27	Erect-Townhouse - Cluster Sdd-Erect Cluster Sdd- 2 Storey, 2 Car Garage, 4 Beds,	1	360,000		
Wastell Developments Inc	486 Skyline Ave 39	Erect-Townhouse - Cluster Sdd-Erect A Cluster Sdd - 2 Storey, 4 Beds, 2 Car Gara	1	340,000		
Wastell Developments Inc	486 Skyline Ave 51	Erect-Townhouse - Cluster Sdd-Erect A Cluster Sdd - 2 Storey, 4 Beds, 2 Car Gara	1	367,200		
Wastell Developments Inc	486 Skyline Ave 55	Erect-Townhouse - Cluster Sdd-Erect A Cluster Sdd- 2 Storey, 3 Beds, Unfinished	1	403,600		
John Mathews Spruce Crossing Developments	495 Oakridge Dr 1	Erect-Townhouse - Cluster Sdd-Erect New 2 Storey Cluster Sdd, 2 Car Garage, W/W/a	1	448,200		
John Mathews Spruce Crossing Developments	495 Oakridge Dr 3	Erect-Townhouse - Cluster Sdd-Erect New 2 Storey Cluster Sdd, 2 Car Garage, W/W/a	1	448,200		
John Mathews Spruce Crossing Developments	495 Oakridge Dr 5	Erect-Townhouse - Cluster Sdd-Erect New 2 Storey Cluster Sdd, 2 Car Garage, W/W/a	1	448,200		
John Mathews Spruce Crossing Developments	495 Oakridge Dr 7	Erect-Townhouse - Cluster Sdd-Erect New 2 Storey Cluster Sdd, 2 Car Garage, W/W/a	1	448,200		
Microcad Computer Corporation	499 McGregor Ave	Add-Warehousing-Add To Microcad For Warehousing Frr Shell Permit	0	150,000		
Avista Property Holdings Company No. 4 Inc	526 Newbold St	Alter-Warehousing-Alter Interior For Pharmaceutical Packaging Fpo/F	0	427,360		
Carem Deeb Deebco Homes Inc.	567 Rosecliffe Terr 24	Erect-Townhouse - Cluster Sdd-Erect Cluster Sdd- 2 Storey, 2 Car Garage, 5 Beds,	1	654,400		
Homestead Land Holdings Limited	680 Wonderland Rd N	Alter-Apartment Building-Parking Garage Repairs. Frr	0	175,000		
Brad Allen Penretail Management Ltd.	785 Wonderland Rd S	Alter-Offices-Alter Interior For City Ow Office. Frr Fpo. Shell	0	2,621,950		
Homestead Land Holdings Limited	80 Ridout St S	Alter-Apartment Building-Ra - Alter For Eris Over Cladding Frr	0	971,000		
Hydro One Networks Inc	850 Pond Mills Rd	Alter-Offices-Alter To Upgrade Existing Hvac System Building "B"	0	350,000		
	Total Permits	54	Units	204	Value	122,092,126

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

Owner

703209 Ontario Inc
1307939 Ontario Limited
1812478 Ontario Inc.
Cp Reit Ontario Properties Limited
Hathereil Construction Ltd.

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