



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: July 14, 2016

RE: Monthly Report for May 2016

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

Permit Issuance

By the end of May 2016, 1784 permits had been issued with a construction value of approximately \$568 million dollars, representing 1468 new dwelling units. Compared to last year, this represents a 16.5% increase in the number of permits, a 92% increase in the construction value and a 177% increase in the number of dwelling units.

To the end of May 2016, the number of single and semi-detached dwellings issued were 329, which was a 34.8% increase over last year.

At the end of May 2016, there were 567 applications in process, representing approximately \$333 million dollars in construction value and an additional 622 dwelling units, compared with 313 applications having a construction value of \$145 million dollars and an additional 226 dwelling units for the same period last year (numbers affected by work stoppage).

The rate of incoming applications for the month of May 2016 averaged out to 24.5 applications a day for a total of 516 in 21 working days. There were 86 permit applications to build 86 new single detached dwellings, 22 townhouse applications to build 68 units, of which 9 were cluster single dwelling units.

There were 474 permits issued in May 2016 totalling \$125.1 million including 333 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 1473 inspection calls and conducted 1578 building permit related inspections with an additional 7 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1585 inspections or an average of 185 inspections made per inspector this month based on 10 inspectors, which averages out to 8.6 inspections per day per inspector. (Note: 210 person working days – 25 vac/sick day/training = 185) There are a total of 8889 active building permits or an average of 889 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 909 inspection calls and conducted a total of 1076 permit related inspections, there was 1 inspection 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 1081 inspections were conducted with an average of 216 per inspector, which averages out to 10.9 inspections per day per inspector. (*Note: 105 person working days – 6 vac/sick day/training = 99*). Active building permits involving plumbing totalled 2413 or 483 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 100% 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 May 2016

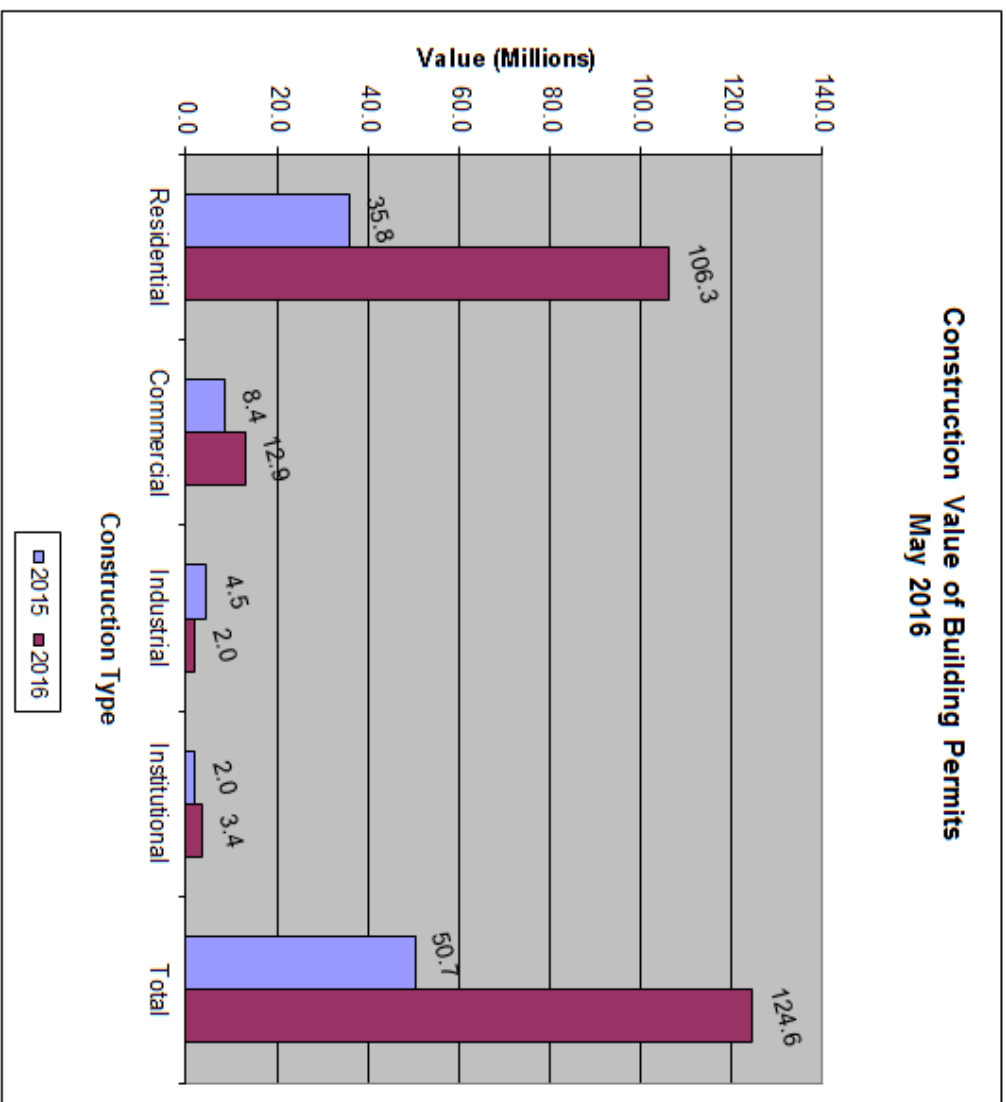
CLASSIFICATION	May 2016			to the end of May 2016			May 2015			to the end of May 2015		
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS
SINGLE DETACHED DWELLINGS	86	32,424,142	86	328	124,991,570	327	44	16,623,460	44	242	90,901,790	242
SEMI DETACHED DWELLINGS	0	0	0	2	262,400	2	0	0	0	2	1,074,020	2
TOWNHOUSES	14	8,164,440	40	55	27,303,766	110	14	7,100,950	28	67	52,109,440	240
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	60,000,000	199	9	197,436,240	1,015	2	6,427,000	34	2	6,427,000	34
RES-ALTER & ADDITIONS	188	5,671,716	8	672	31,402,394	13	154	5,603,370	1	606	24,008,412	12
COMMERCIAL -ERECT	2	2,661,200	0	5	4,456,200	0	2	748,030	0	14	15,618,734	0
COMMERCIAL - ADDITION	1	320,000	0	7	2,912,000	0	1	1,500,000	0	2	1,786,200	0
COMMERCIAL - OTHER	61	9,904,652	0	227	43,448,314	1	29	6,154,810	0	155	25,520,197	0
INDUSTRIAL - ERECT	1	1,500,000	0	1	1,500,000	0	2	4,087,000	0	4	5,522,000	0
INDUSTRIAL - ADDITION	1	376,000	0	3	1,454,700	0	0	0	0	4	6,090,200	0
INDUSTRIAL - OTHER	2	122,000	0	20	10,040,060	0	3	396,570	0	35	6,192,215	0
INSTITUTIONAL - ERECT	0	0	0	4	60,698,000	0	2	972,000	0	4	36,530,080	0
INSTITUTIONAL - ADDITION	0	0	0	3	48,900,000	0	0	0	0	3	12,237,250	0
INSTITUTIONAL - OTHER	18	3,419,170	0	64	10,884,520	0	16	1,057,160	0	63	11,093,780	0
AGRICULTURE	0	0	0	2	1,306,820	0	2	116,000	0	2	116,000	0
SWIMMING POOL FENCES	31	511,484	0	86	1,490,430	0	22	216,334	0	49	699,330	0
ADMINISTRATIVE	23	52,125	0	64	312,125	0	7	11,000	0	40	189,675	0
DEMOLITION	12	0	9	40	0	29	4	0	0	35	0	0
SIGNS/CANOPY - CITY PROPERTY	2	0	0	13	0	0	1	0	0	9	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	31			179			38			198		
TOTALS	474	125,126,929	333	1,784	568,799,539	1,468	343	51,013,684	107	1,536	296,116,323	530

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

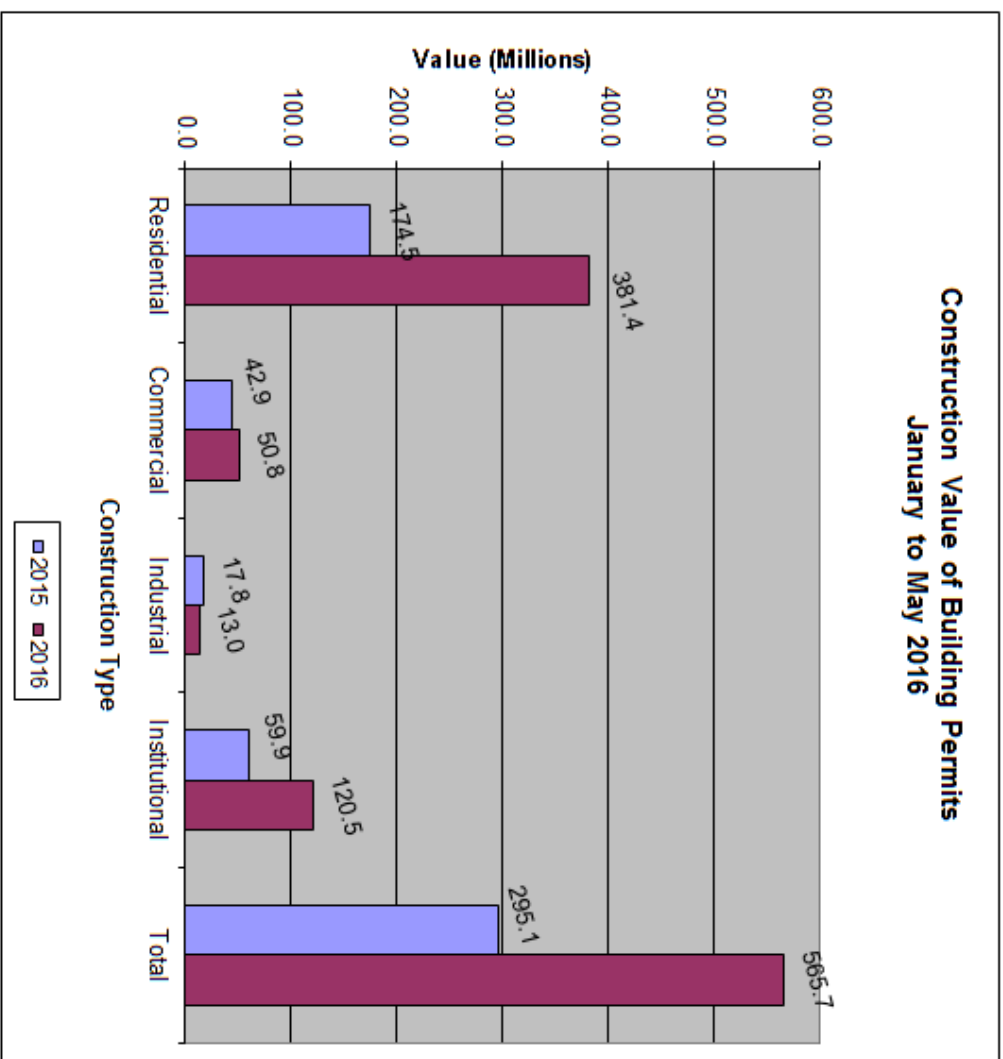
2) Mobile Signs are no longer reported.

July 14, 2016

**Construction Value of Building Permits
May 2016**



**Construction Value of Building Permits
January to May 2016**



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
	10 Wenlock Cres	Alter-Duplex-Alter To Finish Basement For Additional Unit (Dupl	0	175,000
Glenn D'Silva 9310924 Canada Inc	1051 Wellington Rd	Alter-Retail Store-Alter Interior For Mec With Some Exterior Facade/C	0	3,500,000
Paul Van Eyk Rembrandt Homes	1061 Eagletrace Dr A	Erect-Townhouse - Condo-Erect 2 Storey Condo Block A, 8 Units W/ One Car G	8	1,460,700
Paul Van Eyk Rembrandt Homes	1061 Eagletrace Dr B	Erect-Townhouse - Condo-Erect 2 Storey Condo Block B, 1 Car Garage, Finish	5	750,000
Paul Van Eyk Rembrandt Homes	1061 Eagletrace Dr J	Erect-Townhouse - Condo-Erect 2 Storey Condo Block J, 1 Car Garage, Finish	4	745,000
Paul Van Eyk Rembrandt Homes	1061 Eagletrace Dr K	Erect-Townhouse - Condo-Erect 2 Storey Condo Block K, 1 Car Garage, Finish	4	750,000
1390400 Ontario Inc (M.Janakiraman-Phaseon Auto Group)	1065 Wharncliffe Rd S	Install-Automobile Sales & Service-Install Storm Drainage System In A New Parking Lot	0	235,000
Sr3 Century Centre Inc C/O Strathallen Capital Corp	1071 Wellington Rd	Alter-Retail Store-Alter Interior For Plato's Closet Store Unit 101 F	0	130,000
Charles Miller Fanshawe Park Place 1998 Ltd.	109 Fanshawe Park Rd E	Alter-Beauty Parlours-Alter Interior For Chatters Hair Salon	0	175,000
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter-Non-Residential Accessory Building-Cm - Alter To Repair Parking Garage For White Oak	0	180,000
University Of Western Ontario-Board Of Governors	1137 Western Rd	Alter-University-Alter Interior Classrooms And Offices In Althouse	0	1,000,000
Glen Armstrong University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Instir-Alter To Air Handling Units In Law Building	0	508,870
Riverwood (London) Corp. C/O Harasym Homes Inc	1205 Riverside Dr 8	Erect-Townhouse - Cluster Sdd-Erect Sdd - 1 Storey, 2 Beds, 2 Car Garage, Unfni	1	268,740
Sifton Properties Limited	1220 Riverbend Rd H	Erect-Townhouse - Condo-Erect A Residential Townhouse Building- Two Storey	7	1,484,000
Thames Valley District School Board	1250 Dundas St	Alter-Offices-Cm - Alter Interior For School Board Offices Ffr F	0	400,000
The Board Of Governors, The University Of Western Ontario	1255 Western Rd	Alter-University-Alter Faculty Mezzanine In Ivey School Of Business	0	750,000
Healthcare Properties Holdings Ltd.	140 Oxford St E	Alter-Medical Offices-Alter Interior For Medical Offices (Suites 306-307	0	125,000
C/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Alter Interior For Browns Shoes Ffr/Fpo	0	200,000
C/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Alter Interior For Kiehl'S Ffr Fpo Unit U012	0	150,000
Blair Doman Doman Developments	1790 Hyde Park Rd	Erect-Restaurant -Erect 1 Storey & Mezz Restaurant. Shell Building O	0	2,041,200
Blair Doman Doman Developments	1800 Hyde Park Rd	Erect-Retail Plaza-Erect 2-Unit Commercial Building. Shell Building O	0	620,000
0725620 C.C.Ltd	20 Enterprise Dr	Erect-Warehousing-Erect Kai Tire Ffr	0	1,500,000
Eugene Drewlo Drewlo Holdings Inc	2225 Tbralwood St	Erect-Townhouse - Cluster Sdd-Erect Cluster Sdd - 2 Storey, 2 Car Garage, No A/C	1	277,200
Laura Fletcher Foxhollow Developments Inc.	2250 Buroak Dr L	Erect-Street Townhouse - Condo-Erect 4-Unit Townhouse Condo Block L, Dpns 67, 69,	4	700,000
725072 Ontario Inc O/A Tommy'S Motors	2268 Wharncliffe Rd S	Install-Automobile Repair Garage-Install New Sewer And Waterline To Road	0	101,000
Bruder Realty Ltd	2355 Scanlan St	Add-Plant For Manufacturing-Addition Of 1 Storey Warehouse To Existing Plant	0	376,000
Grant Meagher Sifton Properties Limited	2417 Moe Norman Way	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd, 2 Car Garage, 2 Beds,	1	316,800
Glen Armstrong University Of Western Ontario-Board Of Governors	291 Windermere Rd E/S	Alter-Apartment Building-Alter For Balcony Repairs And Guard Replacement F	0	410,000
David Williams Steves & Rozema Enterprises Limited	311 Central Ave	Alter-Apartment Building-Alter To Convert Main Floor Commercial Space To Se	7	300,000
Tim Dixon I.F. Procco Holdings (Ontario) 31 Ltd. C/O Arcturnus Realty Corp	355 Wellington St	Alter-Offices-Alter Interior For Call Centre Fpo Ffr	0	600,000
Anas Srour Magnificent Homes	3560 Singleton Ave 11	Erect-Townhouse - Cluster Sdd-Erect New Sdd: 2 Storeys, 2 Car Garage, 4 Bedrooms	1	209,700
Anas Srour Magnificent Homes	3560 Singleton Ave 15	Erect-Townhouse - Cluster Sdd-Erect New Sdd: 2 Storeys, 2 Car Garage, 4 Bedrooms	1	210,500
Anas Srour Magnificent Homes	3560 Singleton Ave 9	Erect-Townhouse - Cluster Sdd-Erect New Sdd: 2 Storeys, 2 Car Garage, 4 Bedrooms	1	209,700
A L M Buildings Limited	359 Tatan Dr	Alter-Warehousing-Alter Interior To Relocate Entrance And Vestibule,	0	120,000
Arif Malik 2488797 Ontario Inc.	380 Thompson Rd	Alter-Retail Store-Alter Interior To Renovate Existing Convenience St	0	400,000
London City Centre London Inc. C/O Deborah West	380 Wellington St	Alter-Retail Plaza-Alter Interior Of Plaza Common Area Ffr Fpo	0	2,500,000

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
London City C/O London Public Library	481 Ridout St N	Alter-Municipal Buildings-Alter Minor Structural & Mechanical Repairs, Window	0	200,000
Wastell Developments Inc	486 Skyline Ave 23	Erect-Townhouse - Cluster Sdd-Erece New Sdd. 2 Storeys, 2 Car Garage, 3 Bedrooms	1	360,900
Wastell Developments Inc	486 Skyline Ave 57	Erect-Townhouse - Cluster Sdd-Erect New Sdd. 2 Storeys, 2 Car Garage, 3 Bedrooms	1	421,200
505 Talbot Limited	505 Talbot St	Erect-Apartment Building-Erect 29 Storey Apartment Building With 199 Units	199	60,000,000
1209518 Ontario Limited C/O York Property Management	630 Dundas St	Alter-Retail Store-Alter Fixtures For Grocery Store. Fr Fpo	0	200,000
Fid Leonard Management Board Secretariat C/lo Property And Land Management	711 Exeter Rd	Alter-Correctional & Detention Centre-Alter For Generator Upgrades And Site Services Fp	0	330,000
Daher Dentistry Professional Corporation	759 Richmond St	Add-Dental Offices-Comm - Add To & Alter Dental Office	0	320,000
Derek Lall London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Alter Interior For Linac 9 Fr Fpo	0	125,000
Thames Valley District School Board	84 Bow St	Install-Schools Elementary, Kindergarten-Install Replacement Boiler. Fr	0	328,300
Gobal Maitwaganam Capreit Limited Partnership	848 Kipps Lane	Alter-Apartment Building-Alter To Repair Balconies Fr	0	162,500
Capreit Apartments Inc C/O Canadian Apt Properties	85 Fiddlers Green Rd	Alter-Apartment Building-Exterior Wall Repair. Fr	0	555,000
Capreit Limited Partnership	850 Kipps Lane	Alter-Apartment Building-Alter To Repair Balconies Fr	0	150,000
Capreit Limited Partnership	852 Kipps Lane	Alter-Apartment Building-Alter To Repair Balconies Fr	0	162,500
Total Permits 49 Units 246 Value 87,194,810				

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

Owner

Daher Dentistry Professional Corporation
Blair Doman Doman Developments
Blair Doman Doman Developments

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