



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: September 26, 2016

RE: Monthly Report for August 2016

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

Permit Issuance

By the end of August, 3,255 permits had been issued with a construction value of approximately \$962 million dollars, representing 2,030 new dwelling units. Compared to last year, this represents a 29.6% increase in the number of permits, a 99% increase in the construction value and an 111.4% increase in the number of dwelling units.

To the end of August, the number of single and semi-detached dwellings issued were 583, which was a 42.9% increase over last year.

At the end of August, there were 518 applications in process, representing approximately \$280 million dollars in construction value and an additional 688 dwelling units, compared with 424 applications having a construction value of \$354 million dollars and an additional 783 dwelling units for the same period last year.

The rate of incoming applications for the month of August averaged out to 20 applications a day for a total of 440 in 22 working days. There were 68 permit applications to build 68 new single detached dwellings, 21 townhouse applications to build 65 units, of which 7 were cluster single dwelling units.

There were 434 permits issued in August totalling \$195 million including 260 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 1,773 inspection calls and conducted 1,759 building permit related inspections with an additional 7 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,766_ inspections or an average of 196 inspections made per inspector this month based on 9 inspectors, which averages out to 12.8 inspections per day per inspector. (Note: 198 person working days – 60.5 vac/sick day/training = 137.5) There are a total of 9,420 active building permits or an average of 1,047 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99% of the time.

Plumbing Inspectors received 1,034 inspection calls and conducted a total of 1,171 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 2 inspections. During the month, a total of 1,174 inspections were conducted with an average of 235 per inspector, which averages out to 13.7 inspections per day per inspector. (Note: ___ 110 person working days – 24 vac/sick day/training = 86). Active building permits involving plumbing totalled 2,518 or 504 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.6% of the time.

AD:cm
Attach.

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

CITY OF LONDON

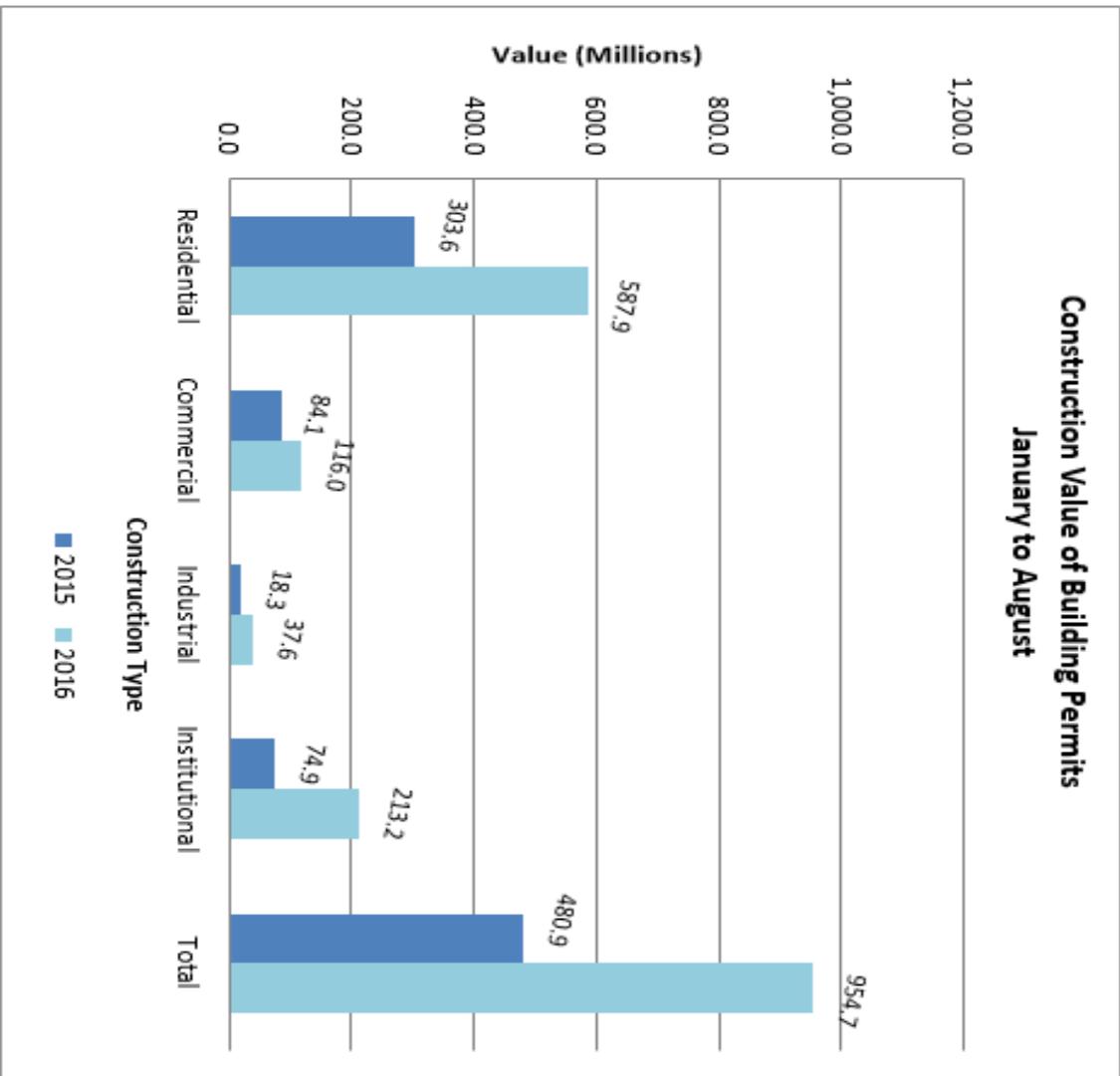
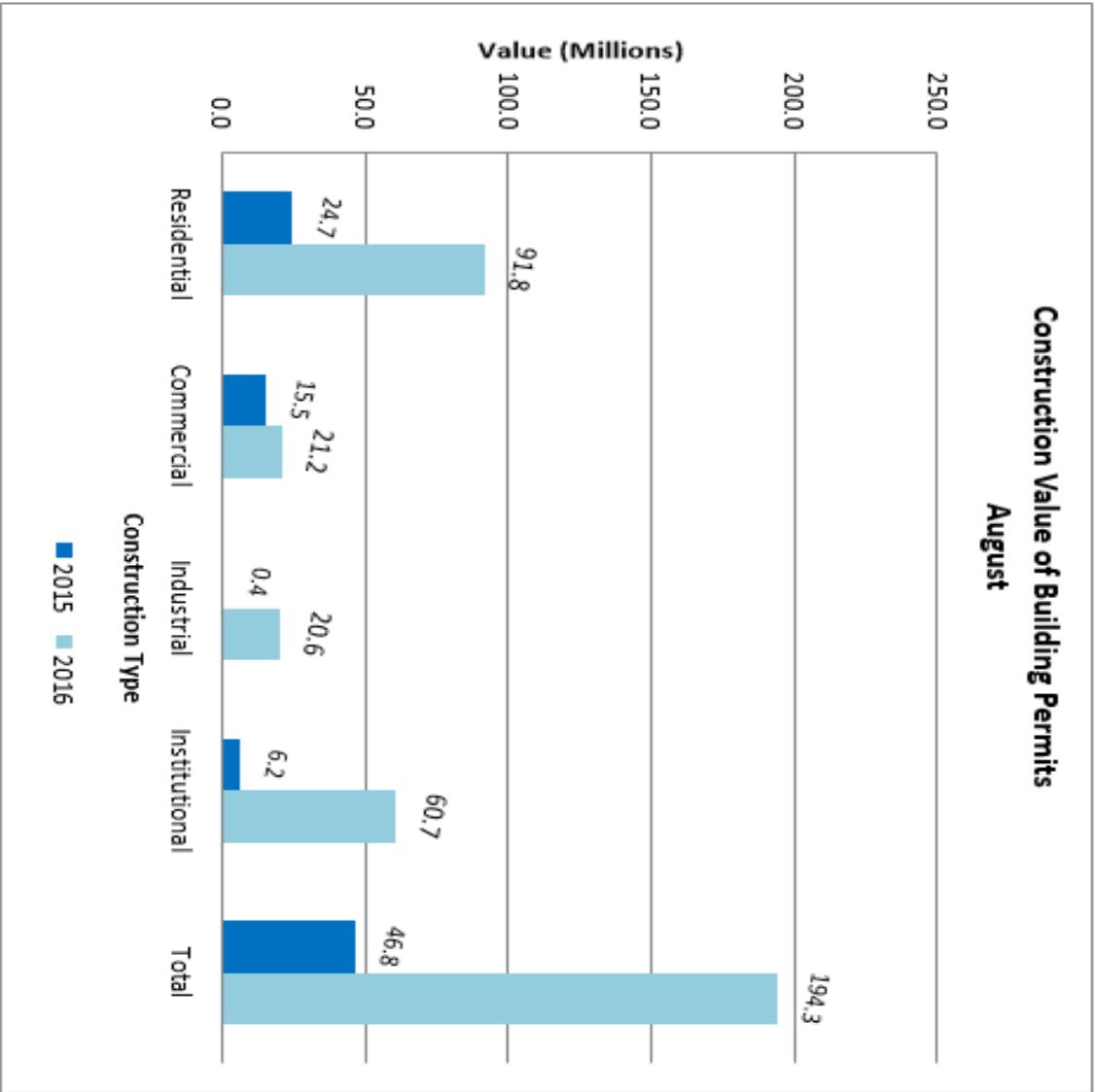
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF August 2016

CLASSIFICATION	August 2016				to the end of August 2016				August 2015				to the end of August 2015			
	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	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	65	26,584,286	65	582	226,385,190	581	46	17,168,293	46	401	147,207,749	401	0	0	0	
SEMI DETACHED DWELLINGS	0	0	0	2	262,400	2	0	0	0	2	1,074,020	2	0	0	0	
TOWNHOUSES	20	10,364,630	40	107	62,485,692	260	4	1,699,600	7	83	59,719,140	276	0	0	0	
DUPLEX, TRIPLEX, QUAD, APT BLDG.	2	51,900,000	155	11	249,336,240	1,170	0	0	0	4	53,293,000	260	0	0	0	
RES-ALTER & ADDITIONS	161	2,997,930	0	1,224	49,458,734	16	208	5,791,978	2	1,033	42,300,950	17	0	0	0	
COMMERCIAL-ERECT	2	920,300	0	13	21,666,240	0	4	10,765,866	0	21	41,234,600	0	0	0	0	
COMMERCIAL-ADDITION	3	1,430,800	0	14	9,813,282	0	1	60,000	0	5	2,796,200	0	0	0	0	
COMMERCIAL-OTHER	38	18,830,044	0	365	84,475,300	1	39	4,697,762	0	241	40,107,359	0	0	0	0	
INDUSTRIAL-ERECT	0	0	0	1	1,500,000	0	0	0	0	4	5,522,000	0	0	0	0	
INDUSTRIAL-ADDITION	3	20,265,080	0	10	23,369,780	0	0	0	0	4	6,090,200	0	0	0	0	
INDUSTRIAL-OTHER	4	379,300	0	33	12,715,900	0	4	411,200	0	40	6,702,355	0	0	0	0	
INSTITUTIONAL-ERECT	2	54,136,000	0	6	114,834,000	0	0	0	0	6	36,165,080	0	0	0	0	
INSTITUTIONAL-ADDITION	0	0	0	6	73,200,000	0	0	0	0	6	17,542,250	0	0	0	0	
INSTITUTIONAL-OTHER	17	6,526,200	0	155	25,200,148	0	19	6,166,700	0	119	21,173,704	0	0	0	0	
AGRICULTURAL	1	30,000	0	6	3,271,820	0	0	0	0	2	116,000	0	0	0	0	
SWIMMING POOL FENCES	26	536,359	0	184	3,300,433	0	9	137,250	0	104	1,508,333	0	0	0	0	
ADMINISTRATIVE	22	49,150	0	155	517,575	0	17	22,825	0	120	355,745	0	0	0	0	
DEMOLITION	8	0	6	64	0	46	11	0	7	58	0	40	0	0	0	
SIGNS/CANOPY-CITY PROPERTY	3	0	0	19	0	0	0	0	0	9	0	0	0	0	0	
SIGNS/CANOPY-PRIVATE PROPERTY	57	0	0	298	0	0	45	0	0	244	0	0	0	0	0	
TOTALS	434	194,950,079	260	3,255	961,792,733	2,030	407	46,921,474	55	2,506	482,908,685	956				

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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.

September 26, 2016



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
John Westgate Rembrandt Developments	1061 Eagletrace Dr 161	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd, 2 Car Garage, Finished	1	292,000
John Westgate Rembrandt Developments	1061 Eagletrace Dr 163	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd, 2 Car Garage, Finished	1	268,380
John Westgate Rembrandt Developments	1061 Eagletrace Dr 47	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd, 2 Car Garage, Finished	1	450,022
John Westgate Rembrandt Developments	1061 Eagletrace Dr 49	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd, 2 Car Garage, Finished	1	409,800
White Oaks Mall Holdings Ltd C/O Bentall Kennedy (Canada)	1105 Wellington Rd	Alter-Shopping Centre-Interior Alter For Zakti - Unit 495 Fpo/Frr	0	125,560
Liera Properties Inc.	1106 Deamess Dr	Alter-Offices-Cm - Alterations To Interior For Posera, Unit 4.	0	214,664
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Alter Dental Sciences Rooms Lg0010-0011 Frr/Fpo	0	550,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Alter Rooms 380 And 382 In Chem Building Frr	0	400,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Instit - Alt For Washroom Upgrades In Spencer Engrl	0	240,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Is - Alter 6th Floor Of Dental Sciences Building.	0	4,000,000
London City	1192 Highbury Ave N	Erect-Restaurant -Erect New Harvey's Restaurant Frr / Fpo, Shell P	0	400,000
Riverwood (London) Corp. C/O Harasym Homes Inc	1205 Riverside Dr 30	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 1 Storey, 2 Car Garage, 3 Bedrooms,	1	291,700
The London District Catholic School Board	1380 Ernest Ave	Install-Schools Elementary, Kindergarten-Install 6 Portable Classrooms Frr/Fpo	0	190,000
4060300 Canada Inc	1497 Wilton Grove Rd	Add-Warehousing-Add 1 Storey Additions For Offices, Shop, And Repa	0	536,580
1835309 Ontario Limited C/O Old Oak Properties Inc	1539 Dyer Dr	Erect-Garage For Apartment Building-Erect Phase 2 Of Parking Garage, Frr Submit A Gr	1	1,900,000
CF/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Cm - Alter Interior For Flight Centre Store In Uni	0	200,000
CF/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Cm - Interior Alter For Pandoras	0	135,000
CF/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Shopping Centre-Interior Alter For Aroma Espresso Bar Unit L138 F	0	290,000
CF/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Shopping Centre-Interior Alter For Landlord's Scope Of Work In Pre	0	15,000,000
CF/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Shopping Centre-Interior Alter For Lindt Store - Unit U009 Frr/Fp	0	150,000
Vito Currado Westland Homes Inc.	183 Delacourt Rd	Erect-Townhouse - Cluster Sdd-Erect Cluster Sdd - 1 Storey, 2 Car Garage, 2 Beds	1	361,800
Sifton Properties Limited	1843 Sandy Somerville Lane	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 1 Storey, 2 Car Garage, 4 Bedrooms,	1	262,378
Rhonda Mac Queen 1865522 Ontario Inc.	193 Homestead Cres	Add-Daycare Centres-Add And Renovate For Daycare, Frr	0	300,000
Forest Park (Fanshawe Ridge) Limited	2031 Pennyroyal St A	Erect-Townhouse - Rental -Erect 4 Unit Townhouse - Block A (Dpn 26, 24, 22,	4	818,230
Rick Morschauer Forest Park (Riverside) Ltd	2040 Shore Rd H	Erect-Townhouse - Condo-Erect New 3 Unit Townhouse Condo Block H, Unit 31,	3	617,400
Rembrandt Developments	2081 Wallingford Ave 11	Erect-Townhouse - Cluster Sdd-Erect Single Storey Cluster Sdd, Attached Garage,	1	321,568
Rembrandt Developments	2081 Wallingford Ave 15	Erect-Townhouse - Cluster Sdd-Erect Single Storey Cluster Sdd, Attached Garage,	1	326,072
Corton Properties Inc.	2215 Callingham Dr N	Erect-Townhouse - Condo-Th - Erect 4-Unit Townhouse - Block N Type 1 Mech	4	1,234,800
Thames Valley District School Board	2435 Bur Oak Dr	Erect-Schools Elementary, Kindergarten-Erect New Elementary School, Frr Fpo Submit A Gr	0	12,500,000
Village North Ltd	260 Villgewalk Blvd	Erect-Apartment Building-Erect 14 Storey Condo Apartment Building W/ 1 Stor	154	50,000,000
Conservation Authority Upper Thames River	2609 Fanshawe Park Rd E	Add-Museums-Add To Heritage Museum And Install Ramp Across Her	0	130,800
John Kedves St Joseph's Health Care London C/O Facilities Planning	268 Grosvenor St	Alter-Hospitals-Is - Redad And Insulate Existing Building Face.	0	500,000
Hanwha L&C Canada Inc	2860 Innovation Dr	Add-Plant For Manufacturing-Add To Existing Manufacturing Building For Hanwha	0	5,522,000
Eastforest Homes	3200 Singleton Ave F	Erect-Townhouse - Condo-Erect 4-Unit Duplexed Semi, Rear Decks, Mech Type 1	4	565,250
1510349 Ontario Limited C/O Peter Schwartz	325 Taran Dr	Add-Plant For Manufacturing-Id - Addition To Office, Cafeteria And Industrial	0	14,206,500
Adrian Limbrick 1016747 Ontario Ltd.	3270 Singleton Ave 4	Erect-Townhouse - Cluster Sdd-Erect Sdd Cluster - 2 Car Garage, Finished Bsmt, 3	1	192,600
Anas Strou Magnificent Homes - 1865512 Ontario Inc	3288 Singleton Ave	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 2 Storeys, 1.5 Car Garage, 4 Bedroo	1	360,000
London Health Association	339 Windemere Rd	Alter-Hospitals-Interior Alter Of Existing X-Ray Rooms On Level 2	0	200,000
Rembrandt Developments (Fanshawe) Inc.	3400 Castle Rock Pl A	Erect-Street Townhouse - Condo-Erect 6 Unit, 1 And 2 Storey Street Townhouse, W/1	6	1,507,000

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Tim Dixon I.F. Propcco Holdings (Ontario) 31 Ltd. C/O Arcturus Realty Corp	355 Wellington St	Alter-Offices-Cm - Alter Interior For Offices & Demising Wall. F	0	1,400,000
Omar Snour Magnificent Homes	3560 Singleton Ave 22	Erect-Townhouse - Condo-Erect A New 2 Storey Sdd. G1a 216.46 Sq.M. 2 Car G	1	389,630
2451105 Ontario Inc.	4 Covent Market Pl	Add-Offices-Add And Alter For Offices Ftr Fpo	0	1,000,000
Wastell Developments Inc	486 Skyline Ave 11	Erect-Townhouse - Cluster Sdd-Erect A New Sdd. 2 Storeys. 2 Car Garage. Finished	1	339,600
Wastell Developments Inc	492 Skyline Ave	Erect-Townhouse - Cluster Sdd-Erect 2storey Sfd 2 Car Garage With Unfinished Bas	1	326,400
London City	501 Southdale Rd W	Erect-Municipal Buildings-Erect Southwest Community Centre Ftr/Fpo G1=75	0	41,636,000
Sifton Properties Limited	555 Sunningdale Rd E B	Erect-Townhouse - Condo-Erect 5 Unit Townhouse Block 'B' - Dpns 16, 18, 2	5	1,030,000
Middlesex Standard Condominium Corporation No. 665	570 William St	Alter-Apartment Building-Shell Permit Only - Misc Metals Shop Drawings And	0	268,560
Vintage Investment Properties C/O Mcdonalds Restaurants Of Canada Ltd	61 Oxford St W	Alter-Restaurant -Comm - Alter For Façade Work At Mcdonalds Ftr	0	175,000
1873904 Ontario Ltd.	613 Sovereign Rd	Alter-Plant For Manufacturing-ld - Alter Interior To Add Washrooms Storage/Lunch	0	250,000
2271075 Ontario Limited C/O York Development Group	91 Southdale Rd E	Erect-Restaurant-Erect Tim Hortons Restaurant Ftr	0	520,300
Sandringham Holdings Ltd	921 Leathome St	Alter-Offices-Cm - Interior Alter For Shoppers Home Health Care	0	180,000
Middlesex Condominium Corporation No. 151	986 Huron St	Alter-Apartment Building-Apt.-Alter For Repairs To Conc. Balconies Ftr	0	130,000
Total Permits	52	Units	195	Value 163,615,594

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

Owner

Rhonda Mac Queen 1865522 Ontario Inc.
Conservation Authority Upper Thames River
2451105 Ontario Inc.
Highbury North Centre Inc
2271075 Ontario Limited C/O York Development Group

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