



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: January 26, 2017

RE: Monthly Report for December 2016

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

Permit Issuance

By the end of December, 4,712 permits had been issued with a construction value of approximately 1.4 billion dollars, an all-time high representing 3,103 new dwelling units. Compared to last year, this represents a 16.3% increase in the number of permits, a 98% increase in the construction value and a 140.5% increase in the number of dwelling units.

To the end of December, the number of single and semi-detached dwellings issued were 883, which was a 40.61% increase over last year.

At the end of December, there were 711 applications in process, representing approximately \$240 million dollars in construction value and an additional 933 dwelling units, compared with 433 applications having a construction value of \$455 million dollars and an additional 1,185 dwelling units for the same period last year.

The rate of incoming applications for the month of December averaged out to 18.6 applications a day for a total of 317 in 1.7 working days. There were 126 permit applications to build 126 new single detached dwellings, 33 townhouse applications to build 135 units, of which 8 were cluster single dwelling units.

There were 229 permits issued in December totalling \$59.9 million including 142 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 1,878 inspection calls and conducted 2,477 building permit related inspections with an additional 1 inspection completed relating to complaints, licenses, orders and miscellaneous inspections. Based on 9 inspectors, which averages out to 17.2 inspections per day per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 98% of the time.

Plumbing Inspectors received 784 inspection calls and conducted a total of 905 permit related inspections. Inspections relating to complaints, orders and miscellaneous calls totalled a further 1 inspection. During the month, a total of 906 inspections were conducted. 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, T. Groeneweg, C. DeForest, O. Katolyk, D. Macar, M. Henderson

CITY OF LONDON

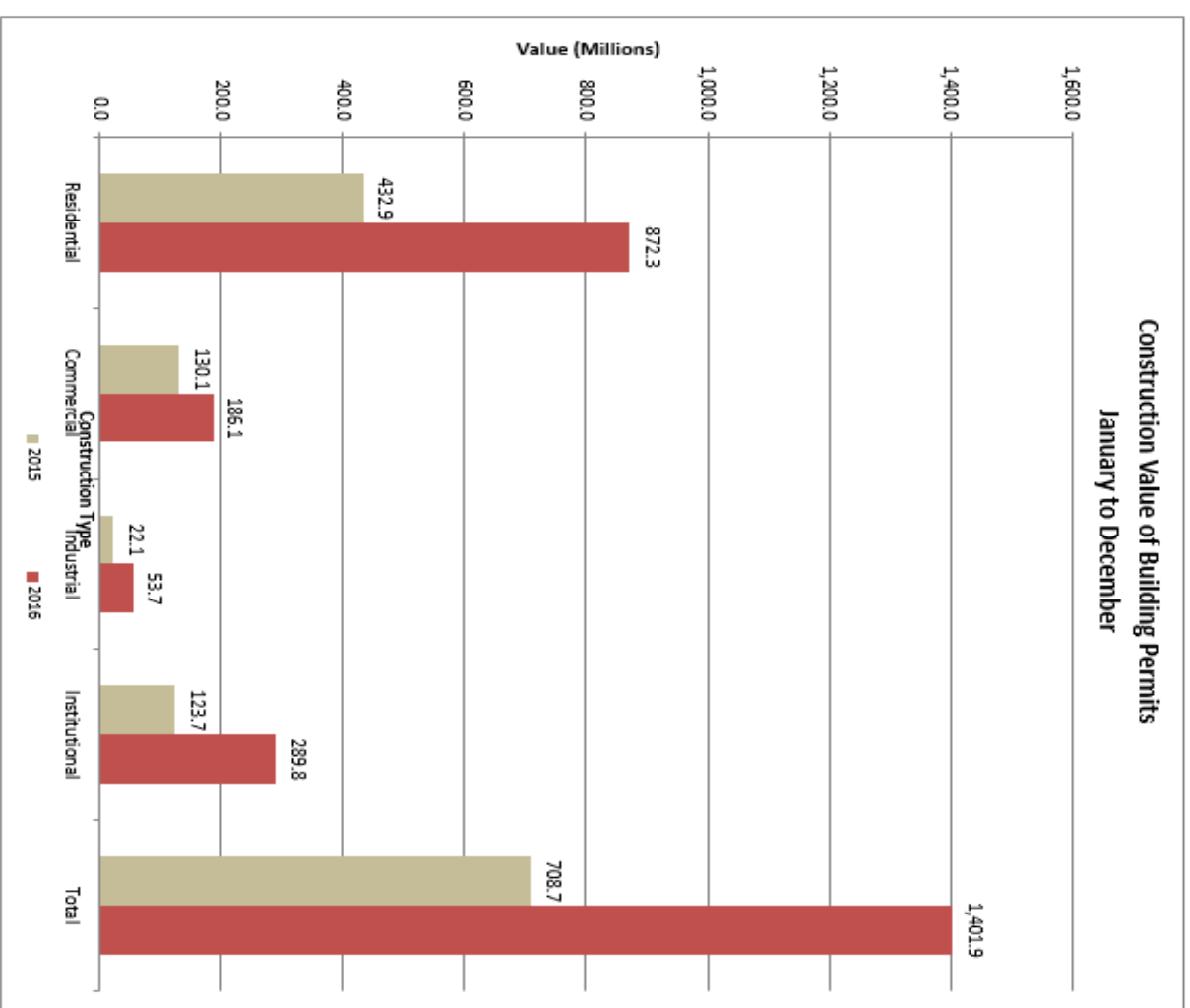
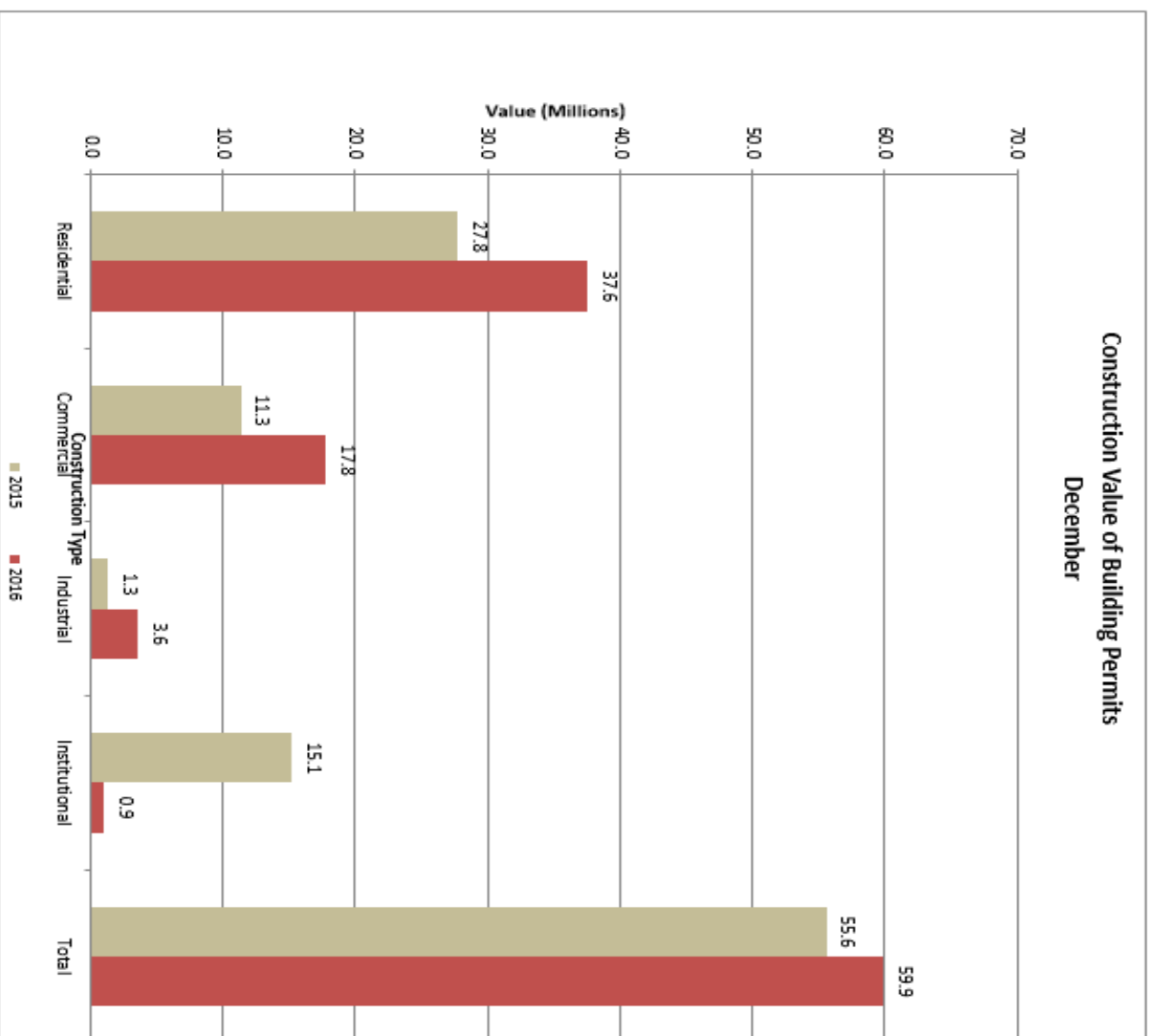
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF December 2016

CLASSIFICATION	December 2016			to the end of December 2016			December 2015			to the end of December 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 FAMILY DWELLINGS	51	19,895,558	51	881	344,482,223	881	48	17,087,565	48	628	229,731,702	628
SEMI DETACHED DWELLINGS	0	0	0	2	262,400	2	0	0	0	2	1,074,020	2
TOWNHOUSES	7	6,496,240	30	180	123,876,860	537	22	9,049,340	35	139	84,529,720	374
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	8,260,000	61	21	335,744,420	1,663	0	0	0	6	54,193,710	266
RES-ALTER & ADDITIONS	80	2,899,351	0	1,775	67,915,546	20	94	1,629,148	0	1,720	63,370,293	19
COMMERCIAL - ERECT	2	14,432,000	0	19	66,340,608	0	2	5,555,600	0	27	54,795,200	0
COMMERCIAL ADDITION	1	697,400	0	20	21,371,682	0	0	0	0	10	6,245,200	0
COMMERCIAL - OTHER	25	2,668,825	0	494	98,407,720	1	34	5,778,360	0	402	69,037,359	0
INDUSTRIAL - ERECT	0	0	0	5	10,315,697	0	2	798,300	0	7	6,608,335	0
INDUSTRIAL - ADDITION	1	1,915,900	0	14	27,227,180	0	1	200,000	0	9	8,160,200	0
INDUSTRIAL - OTHER	7	1,687,000	0	61	16,141,500	0	6	331,500	0	52	7,312,455	0
INSTITUTIONAL - ERECT	0	0	0	11	141,517,800	0	0	0	0	7	36,651,080	0
INSTITUTIONAL - ADDITION	0	0	0	8	106,342,600	0	0	0	0	14	47,429,582	0
INSTITUTIONAL - OTHER	11	943,106	0	184	41,962,134	0	7	15,131,000	0	148	39,601,504	0
AGRICULTURAL	0	0	0	7	3,471,820	0	0	0	0	2	116,000	0
SWIMMING POOL FENCES	1	8,880	0	225	4,167,822	0	1	25,000	0	139	2,330,834	0
ADMINISTRATIVE	6	0	0	206	571,675	0	14	0	0	202	445,720	0
DEMOLITION	1	0	0	99	0	65	8	0	3	107	0	80
SIGNS/CANOPY - CITY PROPERTY	2	0	0	32	0	0	3	0	0	21	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	33	0	0	468	0	0	32	0	0	405	0	0
TOTALS	229	59,904,260	142	4,712	1,410,119,686	3,104	274	55,585,813	83	4,047	711,632,914	1,289

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

2) Mobile Signs are no longer reported.

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



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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value		
	Rembrandt Developments (London) Inc.	1061 Eagletrace Dr E	Erect-Townhouse - Condo-Rt - Erect 2 Storey, Five (5) Unit Condo Block 'E'	5	934,000	
	Rembrandt Developments (London) Inc.	1061 Eagletrace Dr F	Erect-Townhouse - Condo-Rt - Erect 2 Storey, Four (4) Unit Condo Block 'F'	4	740,000	
	Rembrandt Developments (London) Inc.	1061 Eagletrace Dr G	Erect-Townhouse - Condo-Rt - Erect 2 Storey, Four (4) Unit Condo Block 'G'	4	780,000	
	700531 Ontario Limited	1300 Fanshawe Park Rd E	Erect-Automobile Sales & Service-Erect Toyota Dealership Frr/Fpo Foundation Permi	0	14,000,000	
	Aaron Construction Limited	1450 North Wenige Dr 11	Erect-Townhouse - Condo-Erect New 1 Storey Sdd, 2 Car Garage, 2 Bedrooms,	1	360,000	
	190 Wortley Properties Inc C/O The Torgan Group	190 Wortley Rd	Alter-Retail Store-Cm - Alteration To Interior For Pharmasave Frr Fp	0	130,000	
	Toromont Industries Ltd. O/A Battlefield Equipment Rentals	1901 Oxford St E	Add-Small Tool/Appliance Rental & Service-Add To Battlefield Equipment Rentals. Frr Issue	0	697,400	
	Auburn Homes Inc	1924 Cedartollow Blvd J	Erect-Townhouse - Condo-Erect Townhouse Block 'J' Dpr's 49, 51, 53, 55, 57	6	1,270,040	
	Sunningdale Meadows (Domus) Inc.	2215 Callingham Dr D	Erect-Townhouse - Condo-Erect New 4 Unit Townhouse Block D Type 1 Mechani	4	1,216,600	
	2459628 Ontario Inc	2455 Innovation Dr	Add-Plant For Manufacturing-Id - Addition For Pre-Eng Building To Kl Industrie	0	1,915,900	
	Sifton Properties Limited London Life Insurance Company	255 Queens Ave	Alter-Offices-Cm - Alter Interior For Offices. Frr Fpo	0	500,000	
	Sifton Properties Ltd.	2619 Sheffield Blvd	Install-Site Services-Rt - Install Site Services For New Townhomes Devel	0	750,000	
	1822094 Ontario Inc	27 Centre St	Erect-Apartment Building-Erect 8 Storey Apartment Building. Frr Fpo. Condit	61	8,260,000	
	London City Centre London Inc.	275 Dundas St	Alter-Offices-Cm - Alter Interior For Td Atm. Frr Fpo	0	300,000	
	Dr Oetker Canada Ltd.	3100 Nova Crt	Alter-Food Processing Plant-Id - Alteration Mechanical And Plumbing - Part 1.	0	350,000	
	Lowe'S Company Of Canada	3375 Wonderland Rd S	Alter-Retail Store-Cm - Install Two Different Racking Systems In Lowe	0	750,000	
	2399974 Ontario Limited	3967 Savoy St C	Erect-Townhouse - Condo-Erect Townhouse Block C - 6 Units (2 Storey, 3 Bed	6	1,195,600	
	Alma Hurst Holdings Limited	4380 Wellington Rd S	Alter-Retail Plaza-Interior Demolish - Preparing For New Tenant.	0	250,000	
	St. Josephs Health Care London	550 Wellington Rd	Alter-Hospitals-Insitt - Alter Clinic & Library On Levels 2& 3 In	0	700,000	
	2247635 Ontario Inc	560 Wharmcliffe Rd S	Alter-Automobile Sales & Service-Comm - Alter To Add Washrooms In London Honda Deal	0	250,000	
	Canadian Commercial (850) Inc	850 Wellington Rd	Erect-Restaurant-Erect Restaurant (30+ Seats) *To Shell Building On	0	432,000	
	Nestle Canada Inc C/O Nestle Ice Cream	980 Wilton Grove Rd	Alter-Food Processing Plant-Interior Alterations For New Equipment & Move 1 Wa	0	1,200,000	
	Total Permits	22	Units	91	Value	36,981,540

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

Owner

Toromont Industries Ltd. O/A Battlefield Equipment Rentals
700531 Ontario Limited
Canadian Commercial (850) Inc

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