



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: December 21, 2016

RE: Monthly Report for November 2016

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

Permit Issuance

By the end of November, 4,483 permits had been issued with a construction value of approximately \$1.35 billion dollars, representing 2,961 new dwelling units. Compared to last year, this represents an 18.7% increase in the number of permits, a 105.2% increase in the construction value and a 145.3% increase in the number of dwelling units.

To the end of November, the number of single and semi-detached dwellings issued were 832, which was a 42.7% increase over last year.

At the end of November, there were 583 applications in process, representing approximately \$155 million dollars in construction value and an additional 298 dwelling units, compared with 480 applications having a construction value of \$339 million dollars and an additional 688 dwelling units for the same period last year.

The rate of incoming applications for the month of November averaged out to 16.1 applications a day for a total of 365 in 22 working days. There were 94 permit applications to build 94 new single detached dwellings, 8 townhouse applications to build 21 units, of which 3 were cluster single dwelling units.

There were 375 permits issued in November totalling \$201.8 million including 618 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 2,554 inspection calls and conducted 3,161 building permit related inspections with an additional 6 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. Based on 9 inspectors, which averages out to 352 inspections per day 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 1,201 inspection calls and conducted a total of 1,384 permit related inspections. Inspections relating to complaints, orders and miscellaneous calls totalled a further 4 inspections. During the month, a total of 326 inspections were conducted. 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

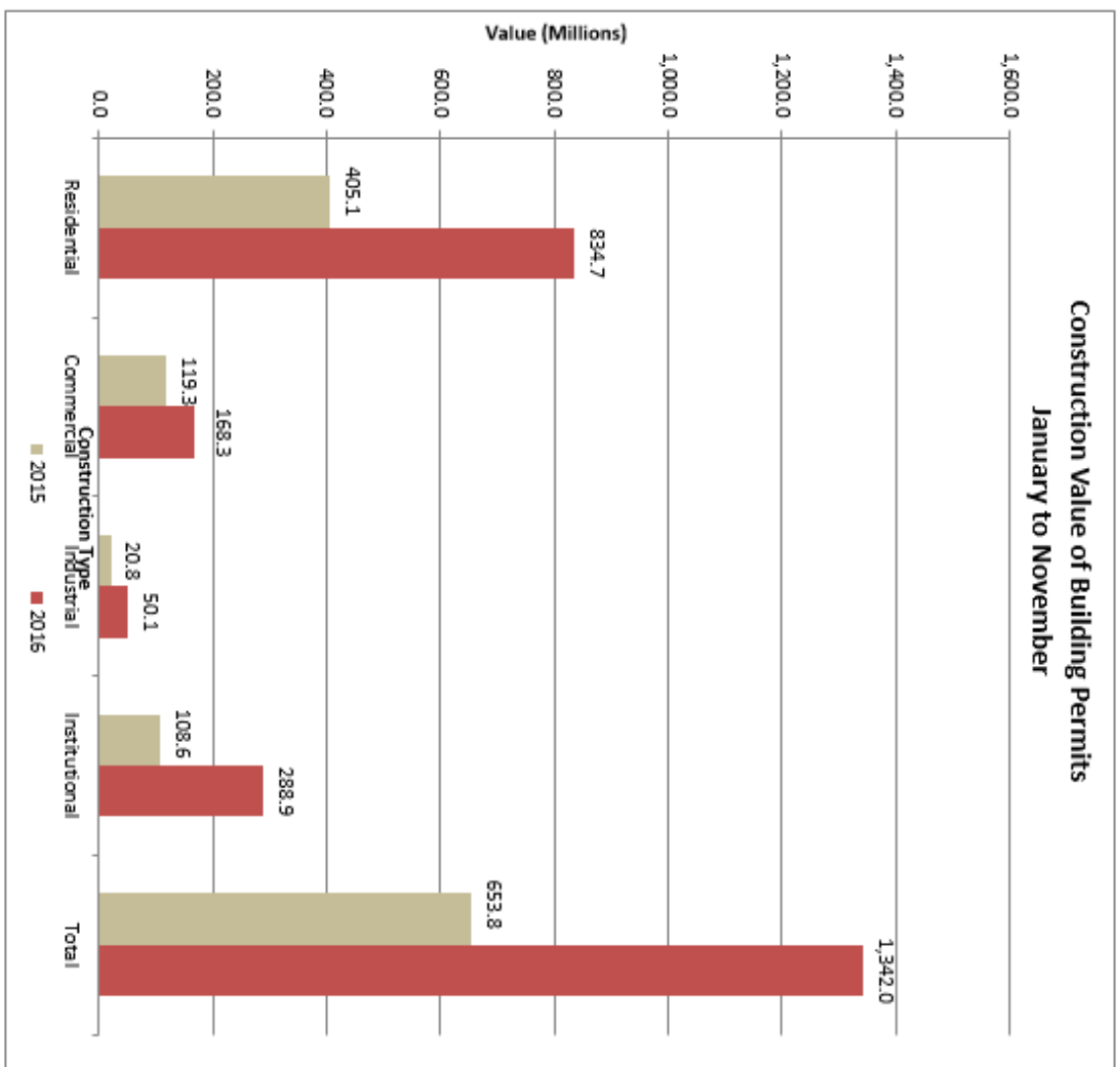
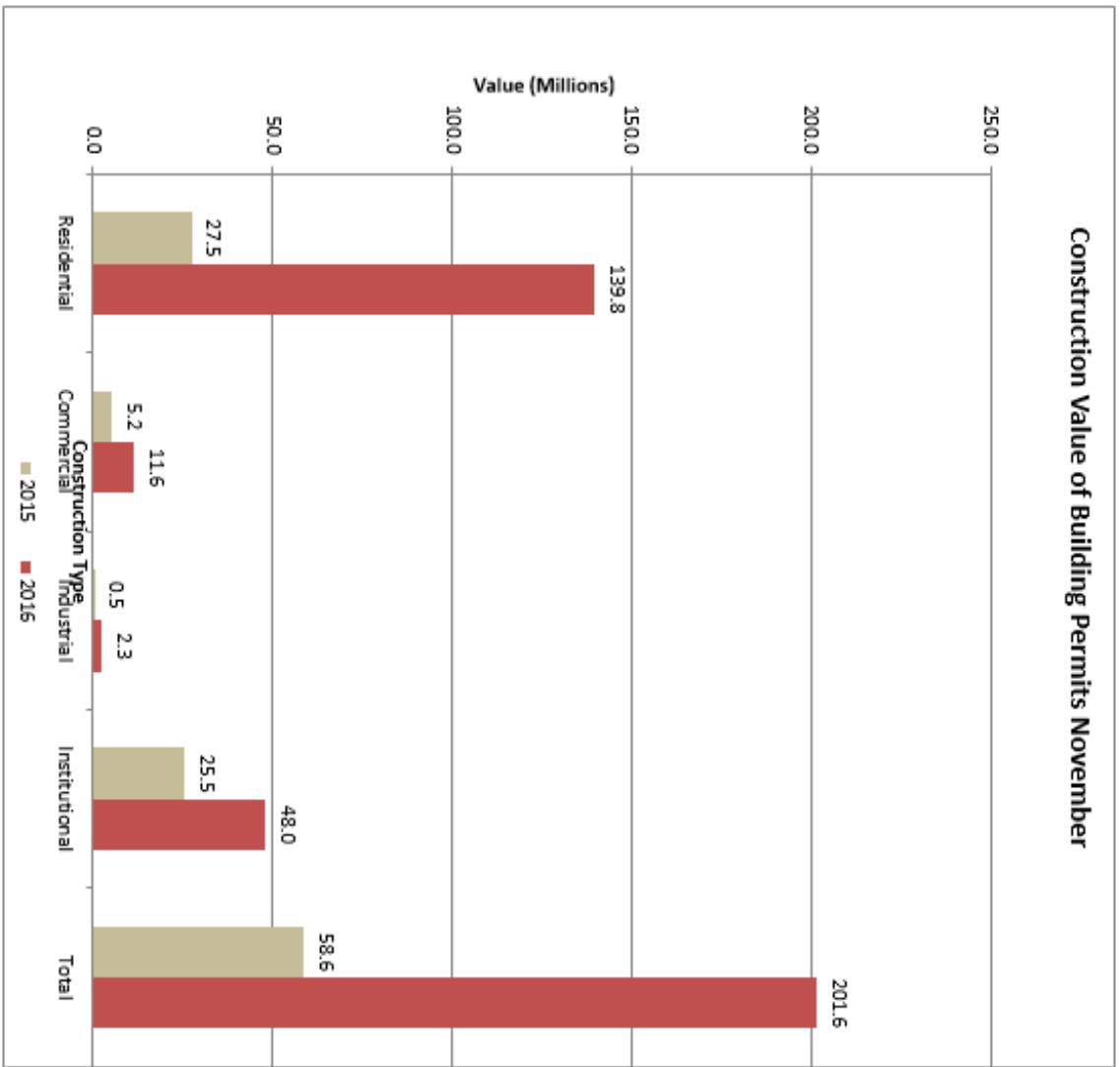
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF November 2016

CLASSIFICATION	November 2016			to the end of November 2016			November 2015			to the end of November 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	80	32,345,446	80	830	324,586,665	830	49	18,762,796	49	580	212,644,137	580
SEMI DETACHED DWELLINGS	0	0	0	2	262,400	2	0	0	0	2	1,074,020	2
TOWNHOUSES	29	31,320,110	132	173	117,380,620	507	8	2,764,360	8	117	75,480,380	339
DUPLEX, TRIPLEX, QUAD, APT BLDG	4	73,544,960	405	20	327,484,420	1,602	1	671,510	4	6	54,193,710	266
RES-ALTER & ADDITIONS	131	2,604,515	1	1,695	65,016,195	20	154	5,280,114	4	1,626	61,741,145	20
COMMERCIAL - ERECT	0	0	0	17	51,908,608	0	5	1,525,000	0	27	49,839,600	0
COMMERCIAL ADDITION	3	9,656,000	0	19	20,674,282	0	3	603,000	0	10	6,245,200	0
COMMERCIAL - OTHER	34	1,918,050	0	469	95,738,895	0	31	3,033,000	0	368	63,258,999	0
INDUSTRIAL - ERECT	1	1,003,320	0	5	10,315,697	0	0	0	0	5	5,810,035	0
INDUSTRIAL - ADDITION	2	550,000	0	13	25,311,280	0	1	270,000	0	8	7,960,200	0
INDUSTRIAL - OTHER	6	713,000	0	54	14,454,500	0	4	215,600	0	46	6,980,955	0
INSTITUTIONAL - ERECT	1	160,000	0	11	141,517,800	0	0	0	0	7	36,651,080	0
INSTITUTIONAL - ADDITION	1	32,500,000	0	8	106,342,600	0	3	23,026,400	0	14	47,429,582	0
INSTITUTIONAL - OTHER	9	15,311,680	0	173	41,019,028	0	9	2,483,600	0	141	24,470,504	0
AGRICULTURAL	0	0	0	7	3,471,820	0	0	0	0	2	116,000	0
SWIMMING POOL FENCES	6	131,250	0	224	4,158,942	0	4	96,000	0	138	2,305,834	0
ADMINISTRATIVE	11	5,000	0	200	571,675	0	17	0	0	188	445,720	0
DEMOLITION	8	0	3	98	0	65	17	0	15	99	0	77
SIGNS/CANOPY - CITY PROPERTY	2	0	0	30	0	0	4	0	0	18	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	47	0	0	435	0	0	48	0	0	373	0	0
TOTALS	375	201,763,331	618	4,483	1,350,215,426	2,961	358	58,731,380	65	3,775	656,647,101	1,207

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

December 21, 2016

Y:\Shared\building\MONTHLY\REPORTS\2016\BCASUMMARY\BCA-NOV2016



City of London - Building Division

Principal Permits Issued From November 01, 2016 to November 30, 2016

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Roman Catholic Episcopal Corporation Diocese Of Lo	1040 Waterloo St	Alter-Religious Building-Is - Add To And Alter St. Peters Seminary Building	0	14,000,000
Rembrandt Developments (London) Inc.	1061 Eagletrace Dr D	Erect-Townhouse - Condo-Rt - Erect 2 Storey, Five (5) Unit Condo Block 'D'	5	889,000
Rembrandt Developments (London) Inc.	1061 Eagletrace Dr H	Erect-Townhouse - Condo-Rt - Erect 2 Storey, Five (5) Unit Condo Block 'H'	5	889,000
Rembrandt Developments (London) Inc.	1061 Eagletrace Dr I	Erect-Townhouse - Condo-Rt - Erect 2 Storey, Three (3) Unit Condo Block 'I'	3	558,000
3422933 Canada Inc C/O Ingredion Canada Incorp.	1100 Green Valley Rd	Alter-Grain Elevators-Install Roof Cover Over Existing Corn Loading Ramp	0	160,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Add-University-Instlt - Add To And Alter Spencer Engineering Buil	0	32,500,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Is - Alteration To Rooms 4014 To 4017 In Dental Sc	0	200,000
Riverwood (London) Corp. C/O Harasym Homes Inc	1205 Riverside Dr 12	Erect-Townhouse - Cluster Sdd-Erect New Sdd. 1 Storey, 2 Car Garage, 2 Bedrooms,	1	259,000
Riverwood (London) Corp. C/O Harasym Homes Inc	1205 Riverside Dr 20	Erect-Townhouse - Cluster Sdd-Erect New Sdd. 1 Storey, 2 Car Garage, 5 Bedrooms,	1	378,730
Patrick Clarke 1266304 Ontario Inc. C/O Fusion Homes	1220 Riverbend Rd K	Erect-Townhouse - Condo-Erect A Residential Townhouse Building- Two Storey	6	1,288,980
Oxbury Centre	1299 Oxford St E	Alter-Shopping Centre-Cm - Alter Int For Medical/Pharmacy	0	150,000
Laidlaw	134 Dundas St	Alter-Retail Store-Cm - Alter To Reinforce Roof. Ft	0	175,000
Sifton Properties Limited	1400 Riverbend Rd A	Erect-Townhouse - Condo-Erect Block 5 (7 Units), West 5 - Phase 1. Guardia	7	1,596,140
Sifton Properties Limited	1400 Riverbend Rd B	Erect-Street Townhouse - Condo-Erect Block 1 (8 Units), West 5 - Phase 1. Guardia	8	2,006,760
Sifton Properties Limited	1400 Riverbend Rd C	Erect-Townhouse - Condo-Erect Block 2 (4 Units), West 5 - Phase 1. Guard S	4	988,120
Sifton Properties Limited	1400 Riverbend Rd D	Erect-Townhouse - Condo-Erect Block 3 (4 Units) West Five - Phase 2. Guard	4	988,120
Sifton Properties Limited	1400 Riverbend Rd E	Erect-Townhouse - Condo-Erect Block 4 (8 Units) West Five - Phase 2. Submi	8	2,580,120
Sifton Properties Limited	1400 Riverbend Rd F	Erect-Townhouse - Condo-Erect Block 6 (7 Units) West Five - Phase 2. Submi	7	1,596,140
Sifton Properties Limited	1400 Riverbend Rd G	Erect-Townhouse - Condo-Erect Block 9 (8 Units) West Five - Phase 2. Submi	8	2,006,760
Sifton Properties Limited	1400 Riverbend Rd H	Erect-Townhouse - Condo-Erect Block 11 (6 Units) West Five - Phase 3. Subm	6	1,369,480
Sifton Properties Limited	1400 Riverbend Rd I	Erect-Townhouse - Condo-Erect Block 8 (10 Units) West Five - Phase 3. Subm	10	2,473,240
Sifton Properties Limited	1400 Riverbend Rd J	Erect-Townhouse - Condo-Erect Block 10 (15 Units) West Five - Phase 3. Sub	15	2,644,600
Sifton Properties Limited	1400 Riverbend Rd K	Erect-Townhouse - Condo-Erect Block 7 (10 Units) West Five - Phase 1. Guar	10	2,259,180
Sifton Properties Limited	1438 Riverbend Rd	Erect-Townhouse - Cluster Sdd-Erect New Sdd. 2 Storeys, 1.5 Car Garage, 3 Bedroo	1	396,000
Old Oak Properties	1595 Dyer Dr	Erect-Apartment Building-Erect 16 Storey Apartment Building B, 62 One Bedro	200	35,000,000
Doman Developments Inc.	1790 Hyde Park Rd	Alter-Restaurant -Alter Interior For Mandarin Restaurant. 1790 Hyde	0	400,000
Forest Park (Fanshawe Ridge) Limited	2040 Shore Rd G	Erect-Townhouse - Condo-Erect 4 Unit, 2 Storey Street Townhouse, W/ 1 Car	4	803,880
Rembrandt Developments	2081 Wallingford Ave 19	Erect-Townhouse - Cluster Sdd-Erect New Sdd. 1 Storey, 2 Car Garage, 3 Bedrooms,	1	322,000
Auburn Homes Inc.	2250 Burcak Dr R	Erect-Street Townhouse - Condo-Erect 5-Unit Townhouse Condo Block R, Dpns 119,121	5	1,173,600
Legacy Of Upper Richmond Village Inc	2290 Torrey Pines Way 37	Erect-Townhouse - Cluster Sdd-Erect New Sdd. 1 Storey, 2 Car Garage, 3 Bedrooms,	1	550,000
1610341 Ontario Inc	240 Waterloo St	Add-Offices-Cm - Add & Alter To Office Building. (Formerly 35	0	3,000,000
I.F. Propco Holdings (Ontario) 31 Ltd.	250 York St	Alter-Offices-Cm - Interior Alter To Offices On The 3rd Floor. F	0	316,000
Brian Finch Pontiac Buick Gmrc Ltd	300 Southdale Rd E	Add-Automobile Sales & Service-Cm - Addition For Car Wash Enclosure.	0	192,000
Covey Investments Limited	3036 Page St	Add-Warehousing-Add Two Storey Office Area. Fir Fpo Submitt Shop D	0	500,000
Magnificent Homes - 1865512 Ontario Inc	3276 Singleton Ave	Erect-Townhouse - Cluster Sdd-Erect Sdd Cluster - 2 Storey, 1 Car Garage, 4 Beds	1	344,400
Magnificent Homes - 1865512 Ontario Inc	3280 Singleton Ave	Erect-Townhouse - Cluster Sdd-Erect Sdd Cluster - 2 Storey, 1 Car Garage, 4 Beds	1	344,460
Magnificent Homes - 1865512 Ontario Inc	3284 Singleton Ave	Erect-Townhouse - Cluster Sdd-Erect Sdd Cluster - 2 Storey, 1 Car Garage, 4 Beds	1	207,000
London Health Association	339 Windermere Rd	Alter-Hospitals-Instlt - Alter For Fluid Cooler Replacement. Fir	0	110,180
Dancor Forest City Inc.	3939 Cheese Factory Rd	Alter-Warehousing-Interior Alteration To Warehouse (Shell Built Prio	0	400,000
2939974 Ontario Limited	3967 Savoy St B	Erect-Townhouse - Condo-Erect Townhouse Block B - 6 Units (2 Storey, 3 Bed	6	1,195,600

