



Planning and Development Department Building Division Memo

To: John Braam, P. Eng.
Acting Executive Director, Planning, Environmental and
Engineering Services & City Engineer

From: G. Kotsifas, P. Eng.
Director of Building Controls

Date: April 10, 2012

RE: **Monthly Report for March 2012**

Attached are the Building Division's monthly report for March 2012 and copies of the Summary of the Inspectors' Workload reports.

Permit Issuance

By the end of March, 815 permits had been issued with a construction value of approximately \$138.9 million dollars, representing 241 new dwelling units. Compared to last year, this represents a 14.5% increase in the number of permits, a 37.3% decrease in the construction value and a 14.8% decrease in the number of dwelling units.

To the end of March, the number of single and semi detached dwellings issued were 183, which was a 17.3% increase over last year.

At the end of March, there were 429 applications in process, representing approximately 193 million dollars in construction value and an additional 631 dwelling units, compared with 266 applications having a construction value of 153 million dollars and an additional 531 dwelling units for the same period last year.

The rate of incoming applications for the month of March averaged out to 15.7 applications a day for a total of 346 in 22 working days. There were 76 permit applications to build 76 new single detached dwellings, 8 townhouse applications to build 15 units, 6 of which were cluster single dwelling units..

There were 323 permits issued in March totalling \$74,716,580 including 94 new dwelling units.

Analysis of the issue dates show that for the month of March all types of permits, 26% were issued within 1 week, 39% were issued within 2 weeks and 61% were issued within 3 weeks. The report indicates that for single and semi detached dwellings, 9% were issued within 1 week, 22% were issued within 2 weeks, 45% within 12 days, 58% were issued within 3 and 4 weeks.

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Monthly Report for March 2012

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Inspections

Due to the Amanda reporting on scheduling inspections which inflates the numbers, only one inspection call per permit is counted, and only one inspection completed per permit is recorded.

Building Inspectors received 1,071 inspection calls and conducted 1,512 building permit related inspections with an additional 61 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,573 inspections or an average of 157 inspections made per inspector this month based on 10 inspectors, which averages out to 8.2 inspections per day per inspector. (Note: 220 person working days – 28 vac/sick day/training = 192. There are a total of 9,312 active building permits or an average of 931 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.8% of the time.

Plumbing Inspectors received 609 inspection calls and conducted a total of 843 permit related inspections, there were 10 inspections performed that related to the Backflow Prevention Program. Inspections relating to complaints, orders and miscellaneous calls totalled a further 13 inspections. During the month a total of 866 inspections were conducted with an average of 173 per inspector, which averages out to 8.8 inspections per day per inspector. (Note: 110 person working days – 12 vac/sick day/training = 98). Active building permits involving plumbing totalled 3,155 or 631 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.



GK:mh
Attach.

c.c.: P. Kokkoros, D. Howe, O. Clarke, N. Graham, O. Katolyk

**SUMMARY OF BUILDING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD
MARCH, 2012**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1319	12	16		6.3	9.1
J. Domaracki	1035	21	19		5.5	10.4
E. Drost	744	3	2		3.4	7.4
T. Groeneweg	967	10	3		3.7	7.9
G. Giannos	813	14	7		5.0	7.4
M. MacDonald	1000	22	13		5.6	10.4
J. Davis	935	4	2		8.6	8.6
A. DiCicco	532	5	0		2.4	6.5
J. Silcox	907	18	21		2.9	5.1
K. Wilding	1060	8	2		4.8	7.4
TOTALS	9312	117	85		48.2	80.2

**SUMMARY OF PLUMBING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD
MARCH, 2012**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	448	1	0	5.9	9.1
P. Langdon	525	1	0	6.7	8.2
R. Psocka	375	1	0	2.1	8.5
E. Turner	1002	0	6	6.2	8.7
D. Webster	805	2	0	6.5	9.3
TOTALS	3155	5	6	27.4	48.8

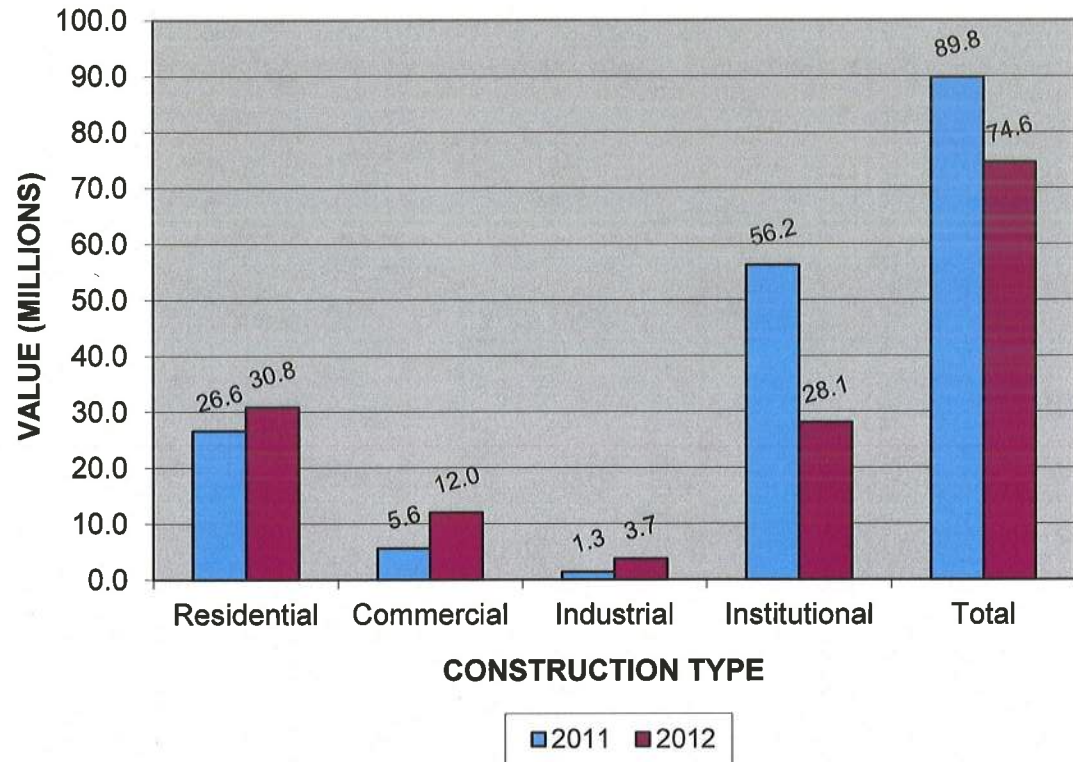
CITY OF LONDON
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF March 2012

CLASSIFICATION	March 2012			to the end of March 2012			March 2011			to the end of March 2011		
	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	77	23,418,700	77	183	55,752,940	183	63	18,599,360	63	156	40,812,360	156
SEMI DETACHED DWELLINGS	0	0	0	1	120,000	0	0	0	0	0	0	0
TOWNHOUSES	14	4,041,600	14	36	12,912,600	55	15	5,271,640	19	39	12,099,140	54
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	210,000	2	1	210,000	2	0	0	0	2	9,000,000	72
RES-ALTER & ADDITIONS	97	3,169,400	1	257	6,745,896	1	106	2,752,700	0	256	5,285,400	1
COMMERCIAL -ERECT	2	4,183,000	0	4	6,351,000	0	2	2,449,000	0	3	5,349,000	0
COMMERCIAL - ADDITION	0	0	0	7	2,115,000	0	2	1,392,000	0	6	4,209,500	0
COMMERCIAL - OTHER	36	7,800,000	0	104	17,107,550	0	28	1,782,450	0	77	8,808,650	0
INDUSTRIAL - ERECT	2	3,295,000	0	3	4,049,000	0	1	275,000	0	2	285,000	0
INDUSTRIAL - ADDITION	1	100,000	0	3	997,000	0	2	347,000	0	3	1,427,000	0
INDUSTRIAL - OTHER	7	294,700	0	18	1,750,200	0	6	718,000	0	14	1,431,300	0
INSTITUTIONAL - ERECT	1	24,000,000	0	1	24,000,000	0	1	175,000	0	2	1,675,000	0
INSTITUTIONAL - ADDITION	3	3,042,000	0	5	3,572,000	0	2	51,750,000	0	4	53,200,000	0
INSTITUTIONAL - OTHER	10	1,022,030	0	21	3,016,530	0	5	4,302,000	0	17	77,719,800	0
AGRICULTURE	0	0	0	0	0	0	0	0	0	0	0	0
SWIMMING POOL FENCES	8	140,150	0	9	163,150	0	5	98,000	0	9	167,600	0
ADMINISTRATIVE	2	0	0	10	3,000	0	7	39,000	0	17	45,000	0
DEMOLITION	8	0	69	20	0	78	1	0	0	10	0	0
SIGNS/CANOPY - CITY PROPERTY	0	0	0	5	0	0	1	0	0	4	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	54	0	0	127	0	0	46	0	0	91	0	0
TOTALS	323	74,716,580	94	815	138,865,866	241	293	89,951,150	82	712	221,514,750	283

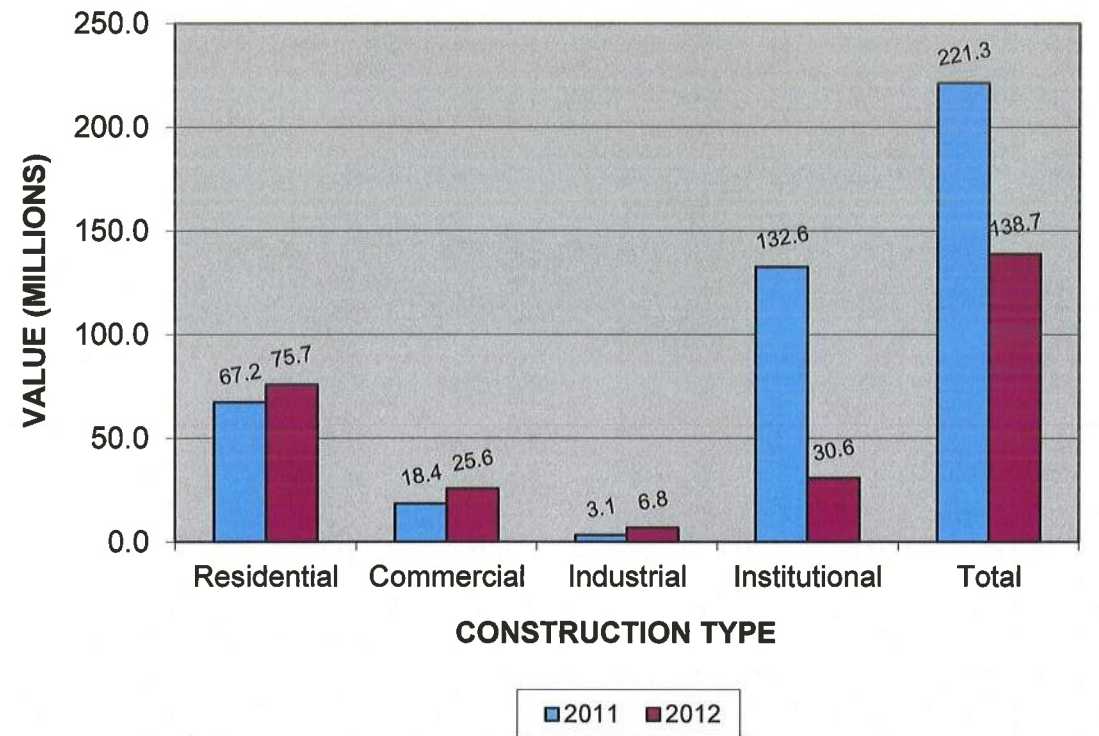
Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.
2) Mobile Signs are no longer reported.

April 10, 2012

**CONSTRUCTION VALUE OF BUILDING PERMITS
MARCH 2012**



**CONSTRUCTION VALUE OF BUILDING PERMITS
JANUARY TO MARCH 2012**



City of London - Building Division

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Principal Permits Issued From March 01, 2012 to March 31, 2012

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
London White Oaks Investment Inc	1105 Wellington Rd	Alter-Retail Store-Alter Interior For Joshua Perets Store Frr Fpo	0	116,000
New Apostolic Church Canada	111 Wortley Rd	Install-Churches-Reworking Existing Mens And Womens Washroom - Both	0	125,000
Riocan Holdings Inc C/O Rio Can Management Inc	1225 Wonderland Rd N	Alter-Retail Plaza-Alter Interior Unit For Goodwill Store. Frr Fpo	0	150,000
The Fanshawe College Of Applied Arts And Technology	137 Dundas St	Alter-Offices-Alter Interior Demo. Ffr	0	300,000
Kevin McMurray London Board Of Education School Board	1379 Lola St	Add-Schools Elementary, Kindergarten-Add To And Alter Byron Southwood School. Frr	0	1,750,000
Seiko Homes Inc	1430 Highbury Ave N 31	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage, Finish	1	250,000
Seiko Homes Inc	1430 Highbury Ave N 34	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage, Fini	1	234,000
Seiko Homes Inc	1430 Highbury Ave N 38	Erect-Street Townhouse - Condo-Erect One Storey Cluster Sdd W/ 2 Car Garage, Fini	1	215,000
Old Oak Properties Inc	148 Fullarton St	Alter-Offices-Alter Interior For Office For Economical Insurance	0	150,000
	1515 Shore Rd 19	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd/ 2 Car Garage, Unfinish	1	413,000
	1525 Jim Allen Way 15	Erect-Townhouse - Cluster Sdd-Erect One Storey Sfd W/2 Car Garage And Unfinishe	1	289,600
Homestead Land Holdings Limited	1585 Ernest Ave	Alter-Apartment Building- Alter To Replace Balcony Guards Repair Balcony S	0	1,000,000
	190 Cambridge St	Erect-Duplex-Erect Duplex, Finished Lower Level, No Garage.	2	210,000
2213916 Ontario Limited C/O York Developments (London)	205 Horton St E	Alter-Offices-Alter For Offices Pathways. Ffr	0	200,000
Kape Development Ltd.	2340 Brayford Cres	Install-Site Services-Install Site Services For 5 Unit Condo Developeme	0	120,000
Christian Secondary School Society London District	24 Braesyde Ave	Add-Schools Secondary, High, Jr. High-Add Classroom And Storage. Frr Fpo	0	942,000
2227043 Ontario Inc C/O Graham Tobe Professional	246 Dundas St	Alter-Retail Store-Alter Interior & Facade For Bridal Store. Existing	0	300,000
University Of Western Ontario-Board Of Governors	2520 Advanced Ave-PVT	Erect-Research & Development Establishment-Erect Industrial Research Facility Frr Fpo Cc	0	991,000
London Life Insurance Company	255 Dufferin Ave	Alter-Offices-Alter Interior Of Building 4 . Ffr Fpo	0	2,688,000
Brescia University College	271 Ramsay Rd	Erect-University-Erect 5 Storey Residence Building Conditional Perm	0	24,000,000
Maple View Terrace	279 Horton St E	Install-Nursing Homes-Install Sprinkler System In Retirement Home. Ffr F	0	227,000
Westwood Power Centre Inc	3075 Wonderland Rd S H	Alter-Retail Store-Alter Interior For Linen Chest Frr Fpo	0	470,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 209	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage, Finish	1	270,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 223	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd/ 2 Car Garage/ Finished	1	295,000
Roman Catholic Episcopal Corporation London Diocese	345 Lyle St	Alter-Churches-Alter Interior Of Washrooms And Replace Existing E	0	130,000
Amway Canada Corporation	375 Exeter Rd	Install-Site Services-Install Private Storm Sewer System.	0	200,000
The Carpenters' District Coun. Of Ont. Ubcja & Ubcja Uni 1946	3800 Highbury Ave S	Erect-Contractors Office And Warehouse-Erect Training Facility Frr Fpo Conditional Pe	0	4,183,000
	392 Richmond St	Alter-Apartment Building-Interior Alterations To 7 Apartment Units	0	350,000
City Of London	3939 Cheese Factory Rd	Erect-Warehousing-Erect Warehouse And Offices For Fed Ex Frr Fpo	0	2,304,000
Old Oak Properties Inc	465 Richmond St	Alter-Offices-Alter Office On 2nd Floor. Ffr Fpo 3 Day.	0	130,000
Acg Developments Ltd.	501 Skyline Ave 4	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd With 3 Car Garage, No D	1	235,000
The Tdl Group Ltd	510 Admiral Dr	Alter-Restaurant -Alter Interior Of Tim Horton'S. 3-Comp Sink: 72x2	0	300,000
Roman Catholic Episcopal Corporation London Diocese	511 Cheapside St	Alter-Churches-Alter Interior For Kitchen In Church. Frr/Fpo.	0	156,000

City of London - Building Division

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Principal Permits Issued From March 01, 2012 to March 31, 2012

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Sifton Properties Ltd.	515 Skyline Ave 3	Erect-Townhouse - Cluster Sdd-Erect Cluster Sdd 2 Storey W/2 Car Garage And Fini	1	389,000
Acg Developments Ltd.	515 Skyline Ave 7	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd W/ 2 Car Garage, A/C, N	1	362,000
Acg Developments Ltd.	515 Skyline Ave 43	Erect-Townhouse - Cluster Sdd-Erect A 2 Storey Cluster Sdd W/ 2 Car Garage, A/C	1	380,000
1841475 Ontario Inc	523 South St	Alter-Offices-Alter Interior For Cii Workshop. Frr	0	350,000
London City	590 Oxford St W	Add-Municipal Buildings-Add To Fire Hall No.6 . Frr	0	350,000
	668 Dundas St	Alter-Retail Store-Alter For New Washroom And Store Front Of Retail S	0	105,000
Graystone Development Group Limited	725 Eagletrace Dr 45	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage, Finish	1	261,000
Wonderland Properties (1997) Inc	755 Wonderland Rd N	Alter-Medical Offices-Alter Interior For Medical Offices. Frr	0	880,000
1837619 Ontario Incorporated	769 Southdale Rd E	Alter-Retail Plaza-Interior Alter For Restaurant Frr Fpo #1 Pot S	0	364,000
Penretail Management Ltd C/O Bentall Retail Services	785 Wonderland Rd S	Alter-Retail Plaza-Alter Interior For Landlord Scope Of Work In Mpac	0	300,000
Management Board Secretariat	823 Exeter Rd	Alter-Provincial Buildings-Alter Interior To Add Washrooms.Frr	0	170,000
	960 Bitterbush Cres 12	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd W/ 2 Car Garage, Unfini	1	224,000
	960 Bitterbush Cres 14	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd W/2 Car Garage And Unfi	1	224,000

Total Permits 47 Units 16 Value 48,052,600

* Includes all permits over \$100,000., except for single and semi-detached dwellings.