



## Planning and Development Department Building Division Memo

**To:** Pat McNally  
Executive Director, Planning, Environmental and  
Engineering Services

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

**Date:** August 15, 2011

**RE:** **Monthly Report for July 2011**

Attached are the Building Division's monthly report for July 2011 and copies of the Summary of the Inspectors' Workload reports.

### **Permit Issuance**

By the end of July, 2,275 permits had been issued with a construction value of approximately 516.1 million dollars, representing 762 new dwelling units. Compared to last year, this represents a 23.2% decrease in the number of permits, a 5.0% increase in the construction value and a 45.7% decrease in the number of dwelling units.

To the end of July, the number of single and semi detached dwellings issued were 458, which was a 41.0% decrease over last year.

At the end of July, there were 369 applications in process, representing approximately 118 million dollars in construction value and an additional 648 dwelling units, compared with 368 applications having a construction value of 100 million dollars and an additional 165 dwelling units for the same period last year.

The rate of incoming applications for the month of July averaged out to 19.5 applications a day for a total of 389 in 20 working days. There were 72 permit applications to build 73 new single detached dwellings, and 15 townhouse applications to build 118 units, 10 of which were cluster single dwelling units.

There were 406 permits issued in July totalling \$81,925,005 including 94 new dwelling units.

Analysis of the issue dates show that for the month of July all types of permits, 30% were issued within 1 week, 42% were issued within 2 weeks and 75% 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, 62% were issued within 12 days, and 84% were issued within 3 weeks and 4 weeks.

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## Monthly Report for July 2011

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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 1,365 inspection calls and conducted 1,541 building permit related inspections with an additional 42 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,583 inspections or an average of 158 inspections made per inspector this month based on 10 inspectors, which averages out to 9.8 inspections per day per inspector. (Note: 200 person working days – 39 vac/sick day/training = 161). There are a total of 9,629 active building permits or an average of 963 permits per inspector.

*Plumbing Inspectors* received 696 inspection calls and conducted a total of 779 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 1 inspection. During the month a total of 801 inspections were conducted with an average of 160 per inspector, which averages out to 11.4 inspections per day per inspector\*. (Note: 100 person working days – 30 vac/sick day/training = 70.0). Active building permits involving plumbing totalled 3,603 or 721 on average per inspector.

### Municipal Law Enforcement Services

See attached.



GK:  
Attach.

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

**SUMMARY OF BUILDING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD  
JULY, 2011**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1,235	8	4		5.8	9.4
J. Domaracki	992	19	15		8.5	9.5
E. Drost	825	3	4		4.9	8.7
T. Groeneweg	1,032	9	5		5.2	8.5
G. Giannos	925	17	11		7.2	9.3
M. MacDonald	1,036	15	8		12.9	12.2
J. Davis	955	4	3		8.9	10.6
A. DiCicco	561	5	4		3.8	9.8
J. Silcox	977	19	27		3.6	7.6
K. Wilding	1,091	19	12		7.2	9.7
<b>TOTALS</b>	<b>9,629</b>	<b>118</b>	<b>103</b>		<b>6.8</b>	<b>9.5</b>

**SUMMARY OF PLUMBING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD  
JULY, 2011**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	539	0	1	8.8	12
P. Langdon	674	0	0	8.2	5.8
R. Psoyka	495	1	0	4	10
E. Turner	1,071	0	2	6.4	10
D. Webster	824	1	1	7.3	13.6
<b>TOTALS</b>	<b>3,603</b>	<b>2</b>	<b>4</b>	<b>6.9</b>	<b>5.1</b>

**July – 2011**  
**Municipal Law Enforcement Services**

<b>By-Law Enforcement</b>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Active Files	1,013	1,013	1,016	1,012	1,291	1,318	1,326					
New Complaints Received	246	249	283	346	716	656	593					
Complaints YTD	246	498	785	1,131	1,858	2,519	3,119					
Properties cleared YTD	16	18	41	86	113	191	269					
Cost to Clear YTD \$	3,500	3,800	8,800	18,100	27,500	44,500	70,400					
Active Pool Fence Files	129	131	134	153	159	174	175					

<b>Property Standards</b>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Active Files	454	452	444	448	460	459	452					
New Complaints Received	33	31	44	57	71	74	70					
Complaints YTD	33	75	142	206	295	396	466					
VS Payment Requests YTD	39	86	100	153	153	TBA	TBA					

The following is a summary of key highlights and issues addressed in July:

MLEO's partnered with COR & Neighbourhood Watch to address neighbourhood issues and to educate property owners in areas of by-law enforcement and city services available to them.

**CITY OF LONDON**  
**SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF July 2011**

CLASSIFICATION	July 2011			to the end of July 2011			July 2010			to the end of July 2010		
	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	23,795,400.00	77	455	131,835,260.00	455	113	21,975,600	113	772	161,022,350	772
SEMI DETACHED DWELLINGS	0	0.00	0	2	908,000.00	3	0	0	0	2	520,000	4
TOWNHOUSES	9	3,449,000.00	15	81	31,755,740.00	138	22	4,069,000	22	129	35,803,300	191
DUPLEX,TRIPLEX,QUAD,APT BLDG.	1	290,000.00	2	7	23,477,200.00	162	0	0	0	6	52,045,800	421
RES.-ALTER & ADDITIONS	144	3,689,700.00	0	867	21,985,895.00	3	164	2,268,652	1	1,085	26,642,341	15
COMMERICAL-ERECT	7	4,942,202.00	0	18	19,350,606.00	0	19	22,212,000	0	39	33,427,092	0
COMMERCIAL-ADDITION	1	12,000.00	0	10	5,842,500.00	0	1	1,200,000	0	14	18,003,000	0
COMMERCIAL-OTHER	29	9,772,700.00	0	222	43,627,150.00	1	26	2,189,000	0	225	40,302,101	0
INDUSTRIAL-ERECT	2	1,160,000.00	0	10	1,730,000.00	0	1	721,000	0	10	12,710,000	0
INDUSTRIAL-ADDITION	1	2,500,000.00	0	6	4,701,000.00	0	1	244,800	0	4	1,457,800	0
INDUSTRIAL-OTHER	6	1,693,500.00	0	30	4,859,800.00	0	2	228,000	0	28	3,212,865	0
INSTITUTIONAL-ERECT	2	24,351,000.00	0	6	74,861,000.00	0	1	23,000,000	0	16	59,630,000	0
INSTITUTIONAL-ADDITION	2	3,067,000.00	0	13	61,437,000.00	0	3	1,815,500	0	8	24,349,000	0
INSTITUTIONAL-OTHER	31	2,759,800.00	0	93	87,467,200.00	0	21	9,701,390	0	114	19,783,490	0
AGRICULTURAL	0	0.00	0	2	60,000.00	0	0	0	0	0	0	0
SWIMMING POOL FENCES	33	385,503.00	0	132	1,947,614.00	0	35	456,750	0	153	2,234,480	0
ADMINISTRATIVE	24	57,200.00	0	99	255,925.00	0	17	26,150	0	87	241,000	0
DEMOLITION	8	0.00	6	44	0.00	35	8	0	3	49	0	32
SIGNS/CANOPY-CITY PROPERTY	2	0.00	0	11	0.00	0	3	0	0	13	0	0
SIGNS/CANOPY-PRIVATE PROPERTY	27	0.00	0	167	0.00	0	45	0	0	210	0	0
<b>TOTALS</b>	<b>406</b>	<b>81,925,005.00</b>	<b>94</b>	<b>2,275</b>	<b>516,101,890.00</b>	<b>762</b>	<b>482</b>	<b>90,107,842</b>	<b>136</b>	<b>2,964</b>	<b>491,384,619</b>	<b>1,403</b>

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

 August 10, 2011

City of London - Building Division

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Principal Permits Issued From July 01, 2011 to July 31, 2011

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Thames Valley District School Board	1035 Chippewa Dr	Alter-Schools Elementary, Kindergarten-Alter Interior For Kindergarten Classroom. Ffr.	0	250,000
Jennum Wellington Properties Inc	1037 Wellington Rd	Install-Site Services-Install Replacement / Relocated & New Site Service	0	300,000
Harvest Power Mustang Generation Ltd.	1087 Green Valley Rd	Install-Plant For Manufacturing-Install Site Services Frr	0	1,400,000
Union Gas Limited	109 Commissioners Rd W	Alter-Offices-Alter Interior For Union Gas Building. Frr Fpo	0	6,400,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Alter For Electrical Service Upgrade. Delaware Hal	0	250,000
The English-Language Separate District School Board No 38	1366 Huron St	Install-Schools Elementary, Kindergarten-Installing Back Flow Prevention Device(S)Replacin	0	284,000
Calloway Reit(London Nw) Inc	1395 Fanshawe Park Rd W	Erect-Restaurant -Erect New Kelseys Restaurant. Frr, Fpo Pot Sink:	0	975,000
Courtyard Homes Inc	1430 Highbury Ave N 61	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sfd W/ Double Car Garage, Finished	1	150,000
Courtyard Homes Inc	1430 Highbury Ave N 67	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sfd W/ Double Car Garage, Finished	1	250,000
Richmond North Property Corp	1486 Richmond St	Install-Apartment - Condo-Install Kitchen Equipment. Ffr Fpo	0	150,000
London District Catholic School Board	155 Tweedsmuir Ave	Alter-Schools Elementary, Kindergarten-Alter To Upgrade Hvac System Ffr	0	112,000
The London And Middlesex County Roman Catholic Separate School Board	1655 Ernest Ave	Alter-Schools Elementary, Kindergarten-Alter Interior For Classroom. Ffr Fpo. Minor Alarm	0	150,000
1488533 Ontario Inc. O/A Premium Homes	181 Skyline Ave 41	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage, A/C &	1	250,000
1488533 Ontario Inc. O/A Premium Homes	181 Skyline Ave 47	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/2 Car Garage, Rear	1	240,000
1830098 Ontario Ltd	1905 Dundas St	Erect-Retail Plaza-Erect Commercial Shell Building. Conditional Shel	0	424,202
First London East Developments Inc	1925 Dundas St	Alter-Clubs, Non Residential-Alter Interior For Good Life Fitness. Landlord'S P	0	887,000
Mc Donald'S Restaurants Of Canada Limited	1950 Dundas St	Alter-Restaurant -Alter Interior For Mcdonalds. Ffr.	0	183,000
Longwood Oaks Ltd	2635 Bateman Trail	Install-Site Services-Install Site Services For 86 Unit Townhouse Condo	0	1,000,000
Claybar Developments Inc	2727 Tokala Trail	Erect-Schools Elementary, Kindergarten-Erect New 2 Storey Secondary School. Ffr Fpo Fou	0	24,000,000
London City	300 Dufferin Ave	Alter-Municipal Buildings-Alter Interior Of 2nd Floor City Hall For Washroom	0	150,000
Southside Construction Management Limited	3010 Colonel Talbot Rd	Erect-Retail Plaza-Erect Single Storey Retail Shell Building. Frr Con	0	1,548,000
Southside Construction Management Limited	3020 Colonel Talbot Rd	Erect-Restaurant -Erect New Shell Building For Future Restaurant. Co	0	724,000
Westwood Power Centre Inc.	3129 Wonderland Rd S	Erect-Financial Institution-Erect Shell Office Building For Investors Group	0	1,041,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 210	Erect-Townhouse - Cluster Sdd-Erect A New 1 Storey Cluster Sdd W/ 2 Car Garage	1	224,000
Millennium Holdings (London) Inc	352 Ridout St S	Erect-Street Townhouse - Rental-Erect 4 Unit Townhouse Block (North Bldg: Units 1-	4	800,000
Millennium Holdings (London) Inc	352 Ridout St S	Erect-Street Townhouse - Rental-Erect 4 Unit Townhouse Block (South Bldg: Units 5-	4	800,000
Forest City Community	3725 Bostwick Rd	Add-Churches-Add To Church Frr Fpo	0	3,037,000
1830098 Ontario Ltd	395 Clarke Rd	Erect-Restaurant -Erect Commercial Shell Building. Conditional Shel	0	150,000
Rock Developments London Inc	431 Richmond St	Alter-Offices-Alter Interior For Office. Ffr Fpo	0	400,000
687261 Ontario Limited	46 Elmwood Pl	Alter-Nursing Homes-Alter To Install Sprinkler System Frr/Fpo	0	175,000
151516 Canada Inc C/O Riocan Property Services	509 Commissioners Rd W	Alter-Markets-Alter To Add Entrance Canopy Food Basics Ffr F	0	150,000
Sifton Properties Ltd.	515 Skyline Ave 11	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sfd W/ 2 Car Garage, Unfinished Bas	1	360,000
	515 Skyline Ave 49	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage, A/C	1	375,000
843421 Ontario Inc	540 First St	Erect-Warehousing-Erect New Storage Building. Ffr.	0	320,000
Julcon Developments Inc	56 Irwin St	Erect-Duplex-Erect New 2 Storey Rental Duplex W/ Unfinished Cra	2	290,000
Manx Properties Inc	607 Industrial Rd W/S	Erect-Warehousing-Erect Shell For Industrial Building. Conditional	0	840,000
London City	656 Elizabeth St E/S	Erect-Non-Residential Accessory Building-Erect Storage Building.	0	351,000
Bill Campbell London City	663 Bathurst St	Alter-Municipal Buildings-Alter For Car Wash & Office Area At City Works Bui	0	699,000
Mastermind Toys C/O Jim Rankin	685 Fanshawe Park Rd W	Alter-Retail Store-Interior Alter For Mastermid Toys. Frr	0	200,000

City of London - Building Division

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Principal Permits Issued From July 01, 2011 to July 31, 2011

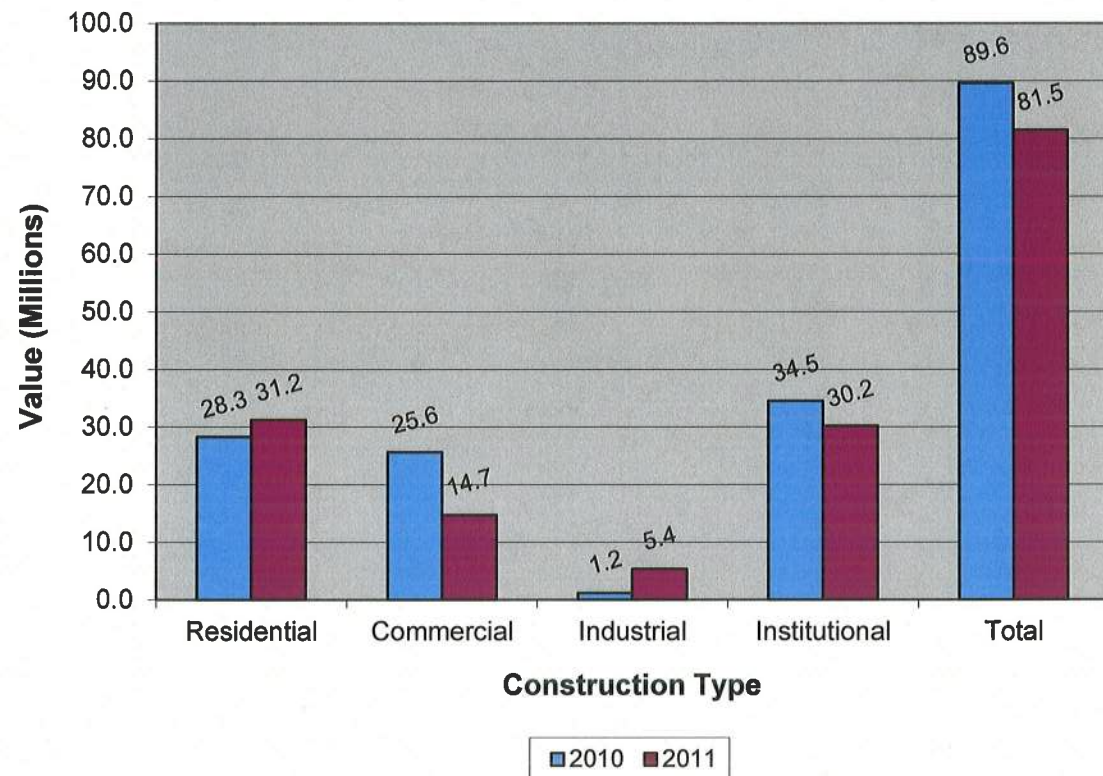
Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Barvest Realty Inc	725 Third St	Add-Plant For Manufacturing-Add New Office And Manufacturing Addition. Ffr.	0	2,500,000
Bluestone Properties Inc	80 Bessemer Rd	Alter-Warehousing-Alter Facades Of The East And West Elevations. F	0	145,000
Speyside East Corporation	925 Southdale Rd W 2	Alter-Clubs, Non Residential-Alter Interior For Goodlife Fitness Club. Frr	0	500,000

Total Permits 42      Units 17      Value 53,434,202

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



**Construction Value of Building Permits  
July**



**Construction Value of Building Permits  
January to July**

