



Planning and Development Department Building Division Memo

To: G. Kotsifas, P. Eng.
Chief Building Official, Director Development & Compliance

From: P. Kokkoros, P. Eng.
Manager of Building, Deputy Chief Building Official

Date: June 14, 2012

RE: **Monthly Report for May 2012**

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

Permit Issuance

By the end of May, 1,701 permits had been issued with a construction value of approximately \$309.3 million dollars, representing 806 new dwelling units. Compared to last year, this represents a 21.0% increase in the number of permits, a 8.7% decrease in the construction value and a 40.9% increase in the number of dwelling units.

To the end of May, the number of single and semi detached dwellings issued were 356, which was a 15.2% increase over last year.

At the end of May, there were 476 applications in process, representing approximately 163 million dollars in construction value and an additional 530 dwelling units, compared with 354 applications having a construction value of 134 million dollars and an additional 549 dwelling units for the same period last year.

The rate of incoming applications for the month of May averaged out to 24.1 applications a day for a total of 531 in 22 working days. There were 80 permit applications to build 80 new single detached dwellings, 14 townhouse applications to build 14 units, 11 of which were cluster single dwelling units.

There were 500 permits issued in May totalling \$96,005,855 including 437 new dwelling units.

Analysis of the issue dates show that for the month of May all types of permits, 30% were issued within 1 week, 42% were issued within 2 weeks and 77% were issued within 3 weeks. The report indicates that for single and semi detached dwellings, 24% were issued within 1 week, 37% were issued within 2 weeks, 63% within 12 days, 73% were issued within 3 and 4 weeks.

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Monthly Report for May 2012

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Inspections

Due to the A.M.A.N.D.A. 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 1,487 inspection calls and conducted 1,835 building permit related inspections with an additional 40 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,875 inspections or an average of 188 inspections made per inspector this month based on 10 inspectors, which averages out to 9.4 inspections per day per inspector. (Note: 220 person working days – 20 vac/sick day/training = 200). There are a total of 9,583 active building permits or an average of 958 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.9% of the time.

Plumbing Inspectors received 739 inspection calls and conducted a total of 827 permit related inspections, there were 18 inspections performed that related to the Backflow Prevention Program. Inspections relating to complaints, orders and miscellaneous calls totalled a further 6 inspections. During the month a total of 851 inspections were conducted with an average of 170 per inspector, which averages out to 9.6 inspections per day per inspector. (Note: 110 person working days – 21 vac/sick day/training = 89). Active building permits involving plumbing totalled 3,296 or 659 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.9% of the time.



PK:mh
Attach.

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

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

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1,386	12	16		9.5	10.1
J. Domaracki	1,033	25	22		8.0	10.0
E. Drost	754	2	1		4.5	9.5
T. Groeneweg	985	9	5		3.6	7.4
G. Giannos	868	12	6		8.2	9.1
M. MacDonald	1,045	20	12		9.6	10.0
J. Davis	955	4	4		9.9	11.1
A. DiCicco	561	5	0		4.1	9.4
J. Silcox	914	16	15		3.2	6.7
K. Wilding	1,082	8	4		6.5	8.8
TOTALS	9,583	113	80		67.1	92.1

**SUMMARY OF PLUMBING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD
MAY 2012**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	464	0	0	6.4	10.0
P. Langdon	574	1	0	7.5	8.2
R. Psootka	393	1	0	4.6	9.1
E. Turner	1,041	0	7	7.4	9.5
D. Webster	824	3	0	7.5	9.8
TOTALS	3,296	5	7	33.4	46.6

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
L. Corley Incorporated	1080 Adelaide St N	Alter-Medical Offices-Alter Interior For Hands On Health Medical Offices	0	175,000
London White Oaks Investment Inc	1105 Wellington Rd	Alter-Retail Plaza-Alter Interior For Zumiez Frr Fpo	0	122,000
Italian Seniors Project C/O Brown Beattie	1109 Hamilton Rd	Install-Apartment Building-Install Retaining Wall. Ffr.	0	150,000
Awata Corporation C/O Sifton Properties Limited	1195 Oxford St W	Erect-Retail Plaza-Erect One Storey, 2 Unit Retail Building. Separat	0	485,000
Calloway Reit (London N) Inc Canadian Property Holdings	1250 Fanshawe Park Rd W 104	Alter-Retail Plaza-Alter Interior Of Winners (Unit B0004) To Reloc	0	300,000
Scott'S Trustee Corp	1291 Commissioners Rd W	Alter-Restaurant <= 30 People-Alter Interior For Starbucks. Frr. 3-Comp Sin	0	150,000
1420 Global Drive Inc.	1420 Global Dr	Alter-Warehousing-Interior Alter For Sleep Country Canada Warehouse.	0	135,000
Sifton Properties Ltd	1461 Somerville Dr-PVT	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd With 2 Car Garage, A/	1	282,000
Coronation Developments Inc	1571 Coronation Dr G	Erect-Street Townhouse - Rental-Erect 4 Unit Townhouse W/ 2 Car Garage, Finished B	4	680,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Plaza-Alter Interior For People Jewellers Frr/Fpo	0	120,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Plaza-Alter Interior For Target Store Frr/Fpo. 3-Com	0	5,086,286
Bradel Properties Ltd	1695 Wonderland Rd N	Alter-Retail Plaza-Alter Interior Of Unit 1 For Medical Clinic / Offi	0	180,000
	172 Wortley Rd	Alter-Massage Parlour-Alter For Fire Damage Repair.	0	120,000
Stonebrook London Limited	181 Skyline Ave 43	Erect-Townhouse - Cluster Sdd-Erect One Storey Sfd W/2 Car Garage And Unfinished	1	275,000
Town & Country Developments (2005) Inc	1850 Beaverbrook Ave A	Erect-Townhouse - Condo-Erect 8 Unit Townhouse Block A: All Units Are 3 S	8	1,500,000
Town & Country Developments (2005) Inc	1850 Beaverbrook Ave B	Erect-Townhouse - Condo-Erect 5 Unit Townhouse Block B - All Units: 3 Sto	5	840,000
Town & Country Developments (2005) Inc	1850 Beaverbrook Ave C	Erect-Townhouse - Condo-Erect 4 Unit Townhouse Block C - All Units: 3 Sto	4	680,000
Town & Country Developments (2005) Inc	1850 Beaverbrook Ave D	Erect-Townhouse - Condo-Erect 7 Unit Townhouse Block D - All Units: 2 Sto	7	1,100,000
Sifton Properties Limited	2729 Sandra Post Ln-PVT	Erect-Townhouse - Condo-Erect 2 Unit Townhouse Block 6 (Dpn'S 2733 & 2729	2	380,000
Sunningdale Developments Inc	280 Callaway Rd	Erect-Townhouse - Condo-Erect 4 Unit Condo Block C. All Units 2 Storey Wi	4	817,000
2097800 Ontario Inc C/O Ct Innovations Inc	2825 Innovation Dr	Alter-Plant For Manufacturing-Alter Interior For Offices On Second Floor. Frr	0	298,000
University Of Western Ontario-Board Of Governors	291 Windermere Rd E/S	Alter-University-Apt- Alter Washrooms And Replace Plumbing Risers I	0	400,000
Home Depot Holdings Inc #7033 C/O Property Tax Department	3035 Wonderland Rd S	Alter-Retail Store-Alter To Install Solar Panels (Class 2 Rooftop P	0	125,000
Peter Moreno Westwood Power Centre Inc.	3165 Wonderland Rd S	Erect-Retail Plaza-Erect Retail Shell Building. 3 Units. Frr Fpo/ F	0	8,000,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 45	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage, A/C,	1	200,000
1383393 Ontario Inc	373 Commissioners Rd W	Add-Offices-Add 2 Storey Addition To Office Building. Frr Cond	0	1,586,000
South London Industrial Park Inc.	4047 Dowell Dr	Install-Site Services-Install Site Services.	0	1,000,000
Escalade Property Corp	43 Saunby St	Erect-Duplex-Erect 2 Storey Rental Duplex W/ 5 Bedrooms In Each	2	346,000
Kevin Mcmurray London Board Of Education School Board	44 Hawthorne Rd	Alter-Schools Secondary, High, Jr. High-Alter For Kindergarten Classroom. Fpo Frr	0	457,450
Trustees Of Mocha Temple	468 Colborne St	Alter-Clubs, Non Residential-Alterations To Banquet Room Exterior Walls	0	150,000
Escalade Property Corp Leahy Jonathan & Gallo Daniel	47 Saunby St	Erect-Duplex-Erect 2 Storey Rental Duplex W/ 5 Bedrooms In Each	2	346,000
	503 Crestwood Dr 5	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 3 Car Garage, Finish	1	395,000
English-Language Separate District School Board No. 38	5200 Wellington Rd S	Install-Schools Secondary, High, Jr. High-Install Wastewater Line Frr	0	155,000
London District Catholic School Board	5250 Wellington Rd S	Install-Schools Secondary, High, Jr. High-Install Wastewater Line Frr	0	310,000
1830150 Ontario Ltd	580 Fanshawe Park Rd E	Erect-Restaurant -Erect Shell Building. Ffr	0	425,000
1787954 Ontario Ltd	60 Enterprise Dr	Add-Warehousing-Add Mezzanine And Add To 2nd Floor And Alter Main	0	170,000

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Willow Bridge Homes Ltd	608 Southdale Rd E	Erect-Apartment Building-Erect One Storey Four Unit Apartment Building W/ C	4	567,000
Bill Campbell London City	663 Bathurst St 9	Alter-Municipal Buildings-Alter Interior For Aj Tyler Water & Sewer Building	0	600,000
1423197 Ontario Inc	696 Commissioners Rd W 17	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ Finished Basement, A	1	264,000
1423197 Ontario Inc	696 Commissioners Rd W 19	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage, Rear	1	400,000
1423197 Ontario Inc	696 Commissioners Rd W 21	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage, Unfin	1	275,000
East Village Realty Ltd C/O Medallion Properties Inc	700 King St	Add-Apartment Building-Add 21 Storey Apartment Building Frr/Fpo	287	29,200,000
Penretail Management Ltd C/O Bentall Retail Services	785 Wonderland Rd S	Alter-Offices-Alter Interior For Mpac Offices. Frr	0	1,200,000
Greg Brophey Lakefield Homes Ltd	801 Silverfox Cres A	Erect-Street Townhouse - Condo-Erect 8 Units Street Townhouse Block A (797, 799,	8	1,200,000

Total Permits 44 Units 344 Value 61,646,736

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

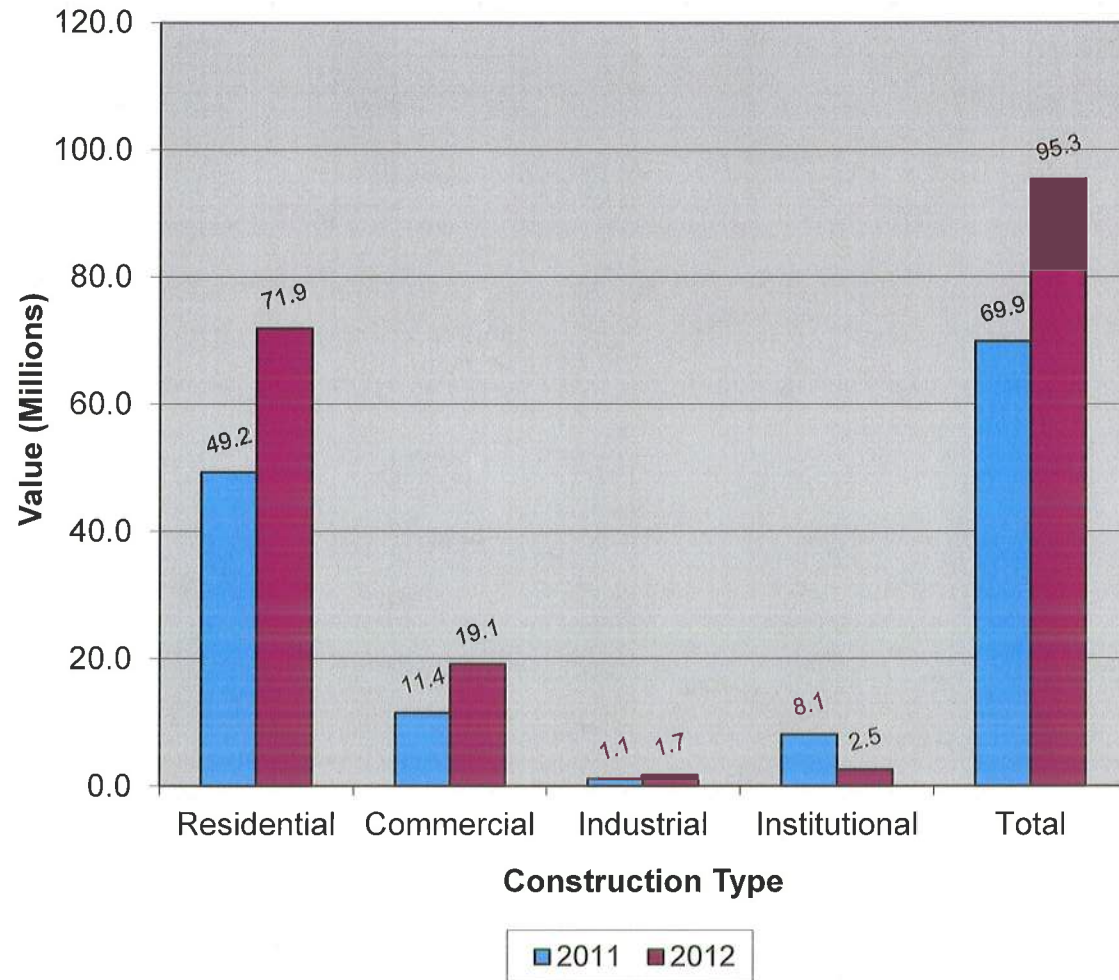
CITY OF LONDON
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF May 2012

CLASSIFICATION	May 2012			to the end of May 2012			May 2011			to the end of May 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	93	29,065,600	93	356	109,655,540	356	87	26,901,400	87	307	87,669,760	307
SEMI DETACHED DWELLINGS	0	0	0	1	120,000	0	1	518,000	2	1	518,000	2
TOWNHOUSES	15	9,288,000	49	60	25,729,600	122	15	6,358,800	19	66	26,534,740	117
DUPLEX, TRIPLEX, QUAD, APT BLDG	3	1,259,000	8	7	5,796,000	40	2	9,300,000	72	4	18,300,000	144
RES-ALTER & ADDITIONS	193	32,258,080	287	583	42,487,826	288	174	6,169,640	0	532	14,349,640	2
COMMERICAL - ERECT	3	8,910,000	0	10	17,257,000	0	0	0	0	4	6,949,000	0
COMMERCIAL - ADDITION	1	1,586,000	0	10	8,741,000	0	3	1,621,000	0	9	5,830,500	0
COMMERCIAL - OTHER	43	8,634,686	0	185	28,543,063	0	41	9,816,100	0	149	21,157,750	0
INDUSTRIAL - ERECT	2	113,000	0	5	4,162,000	0	1	15,000	0	3	300,000	0
INDUSTRIAL - ADDITION	1	170,000	0	4	1,167,000	0	2	774,000	0	5	2,201,000	0
INDUSTRIAL - OTHER	4	1,453,000	0	29	3,348,200	0	4	330,000	0	21	3,133,300	0
INSTITUTIONAL - ERECT	1	75,000	0	5	39,082,000	0	0	0	0	3	10,510,000	0
INSTITUTIONAL - ADDITION	2	42,800	0	8	15,114,800	0	2	4,833,000	0	7	58,183,000	0
INSTITUTIONAL - OTHER	23	2,428,950	0	59	6,622,180	0	11	3,231,200	0	37	82,009,600	0
AGRICULTURAL	0	0	0	0	0	0	0	0	0	0	0	0
SWIMMING POOL FENCES	46	680,738	0	87	1,363,205	0	27	389,490	0	59	935,990	0
ADMINISTRATIVE	15	41,001	0	38	101,001	0	19	58,800	0	43	135,800	0
DEMOLITION	16	0	18	45	0	101	12	0	6	28	0	21
SIGNS/CANOPY - CITY PROPERTY	5	0	0	11	0	0	2	0	0	6	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	34	0	0	198	0	0	15	0	0	122	0	0
TOTALS	500	96,005,855	437	1,701	309,290,415	806	418	70,316,430	180	1,406	338,718,080	572

10-Jun-11

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

**Construction Value of Building Permits
May**



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

