



London
CANADA

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: July 16, 2012

RE: **Monthly Report for June 2012**

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

Permit Issuance

By the end of June, 2,170 permits had been issued with a construction value of approximately \$417.0 million dollars, representing 1,131 new dwelling units. Compared to last year, this represents a 16.1% increase in the number of permits, a 4.0% decrease in the construction value and a 69.3% increase in the number of dwelling units.

To the end of June, the number of single and semi detached dwellings issued were 410, which was a 7.6% increase over last year.

At the end of June, there were 442 applications in process, representing approximately 139 million dollars in construction value and an additional 337 dwelling units, compared with 388 applications having a construction value of 139 million dollars and an additional 546 dwelling units for the same period last year.

The rate of incoming applications for the month of June averaged out to 20.6 applications a day for a total of 433 in 21 working days. There were 63 permit applications to build 63 new single detached dwellings, 21 townhouse applications to build 33 units, 18 of which were cluster single dwelling units.

There were 469 permits issued in June totalling \$107,794,197 including 325 new dwelling units.

Analysis of the issue dates show that for the month of June all types of permits, 38% were issued within 1 week, 56% were issued within 2 weeks and 77% were issued within 3 weeks. The report indicates that for single and semi detached dwellings, 19% were issued within 1 week, 26% were issued within 2 weeks, 63% within 12 days, 78% were issued within 3 and 4 weeks.

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Monthly Report for June 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 1,541 inspection calls and conducted 1,719 building permit related inspections with an additional 51 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,770 inspections or an average of 177 inspections made per inspector this month based on 10 inspectors, which averages out to 9.7 inspections per day per inspector. (Note: 210 person working days – 28 vac/sick day/training = 182. There are a total of 9,703 active building permits or an average of 970 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 715 inspection calls and conducted a total of 777 permit related inspections, there were no inspections performed that related to the Backflow Prevention Program. Inspections relating to complaints, orders and miscellaneous calls totalled a further 3 inspections. During the month a total of 780 inspections were conducted with an average of 156 per inspector, which averages out to 10 inspections per day per inspector. (Note: 105 person working days – 27 vac/sick day/training = 78). Active building permits involving plumbing totalled 3,340 or 668 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.4% 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
JUNE, 2012**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1,410	12	18	9	10.7	10.3
J. Domaracki	1,054	25	24	5	7.1	9.5
E. Drost	748	2	2	0	3.9	8.2
T. Groeneweg	991	9	9	1	4.8	8.7
G. Giannos	874	14	8	1	8.3	9.4
M. MacDonald	1,060	21	11	0	10.3	11.1
J. Davis	972	4	5	0	11.3	12.0
A. DiCicco	562	5	0	0	3.7	9.6
J. Silcox	934	19	16	4	5.3	7.9
K. Wilding	1,098	8	4	1	7.6	8.1
TOTALS	9,703	119	97	21	73	94.8

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

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	474	0	0	6.1	9.1
P. Langdon	574	1	1	8.4	10.8
R. Psojka	399	1	0	3.5	8.8
E. Turner	1,060	0	7	8.4	10.6
D. Webster	833	3	0	7.4	10.8
TOTALS	3,340	6	8	33.8	50.1

City of London - Building Division

Principal Permits Issued From June 01, 2012 to June 30, 2012

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Bill Campbell London City	1 MacKellar Ave	Install-Site Services-Install Below Grade Pumping Station At Mackellar A	0	950,000
Jennum Wellington Properties Inc	1025 Wellington Rd	Alter-Retail Store-Alter Interior For David'S Bridal Frr Fpo	0	259,000
London White Oaks Investment Inc	1105 Wellington Rd	Alter-Shopping Centre-Alter Interior Of Unit 261 For Lasenza Frr Fpo	0	122,000
Mociam Holdings Ltd	1149 Western Rd	Erect-Restaurant -Erect 1 Storey With Mezzanine Commercial Building.	0	512,000
Boardwalk Reit Properties Holdings Ltd Trustees	1230 Sandford St	Alter-Apartment Building-Alter To Repair 40 Balconies. Ffr.	0	200,000
Nathan Applebaum Holdings Ltd Sidney Applebaum Holdings Ltd	1275 Highbury Ave N	Add-Retail Store-Add To Enclose Loading Dock Area And Alter Interio	0	1,707,200
Sifton Properties Ltd	1368 Somerville Dr-PVT	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sfd W/2 Car Garag, Partial Finished	1	378,000
Old Oak Properties Inc	140 Fullarton St	Alter-Offices-Alter Interior Of Floors 17, 18 & 19 For Mckenzie	0	800,000
Canba Investments Limited	1401 Ernest Ave	Alter-Retail Plaza-Alter Interior Of Food Basics Store Frr Fpo	0	800,000
Columbia Sportswear Company	1425 Max Brose Dr	Add-Warehousing-Add Second Floor Shell Space At North End Of Build	0	250,000
Hessan Habib Seiko Homes Inc.	1430 Highbury Ave N 9	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage, No D	1	206,000
London Hunt & Country Club	1439 Oxford St W	Add-Clubs, Non Residential-Add Storage Building For London Hunt Club.	0	360,000
Marquis Developements London	1525 Jim Allen Way 7	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd W/ 2 Car Garage, A/C, U	1	335,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Alter Interior For Tenant 'Watch It' In Unit U30a.	0	140,000
Stonebrook London Limited	181 Skyline Ave 20	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage, Unfin	1	239,000
	1872 Trafalgar St	Erect-Duplex-Erect New 2 Storey Duplex (Building A) With Unfini	2	278,000
Mac'S Convenience Stores Inc	1878 Highbury Ave N	Erect-Convenience Store-Erect Convenience Store. 3-Comp Sink: 3x13x21x18,	0	400,000
Betty Tam Kingston Developments (London) Inc.	2080 Beaverbrook Ave 21	Erect-Townhouse - Cluster Sdd-Erect One Storey Sfd W/ 2 Car Garage And Finished	1	392,000
Wastell Developments Inc.	229 Delacourt Rd	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage, Rear	1	275,000
2122260 Ontario Inc.	2455 Innovation Dr	Erect-Plant For Manufacturing-Erect Robotics Manufacturing Building. Frr/ Condit	0	2,141,000
Station Park (London) Inc C/O Davpart Inc	256 Pall Mall St	Alter-Offices-Interior Alter For Offices In Suite 302 Frr	0	140,000
Sifton Properties Limited	2605 Sandra Post Crs-PVT	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage, A/C,	1	325,000
Conservation Authority Upper Thames River	2609 Fanshawe Park Rd E	Erect-Clubs, Recreational Facilities-Erect New Visitors Centre & Administration Offices	0	4,000,000
Sifton Properties Limited	2724 Sandra Post Ln-PVT	Erect-Street Townhouse - Condo-Erect 3 Unit Townhouse Block 4 - All Units One Sto	3	552,000
Kaiser Aluminum & Chemical Of Canada Limited	3021 Gore Rd	Add-Plant For Manufacturing-Add Canopy For Existing Loading Dock.	0	106,000
Old Oak Properties Inc.	3045 Pomeroy Lane	Erect-Apartment - Condo-Erect 16 Storey Apartment Building. Frr Fpo. Con	239	44,000,000
Wastell Developments Inc.	32 Delacourt Rd	Erect-Townhouse - Cluster Sdd-Erect One Storey Sfd W/2 Car Garage, Unfinished Ba	1	275,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 25	Erect-Townhouse - Cluster Sdd-Erect A 1 Storey Cluster Sdd W/ 2 Car Garage, A/C,	1	250,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 41	Erect-Townhouse - Cluster Sdd-Erect One Flor Sfd W/2 Car Garare, Unfinished Base	1	250,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 219	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd, W/2 Car Garage , Fin	1	250,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 225	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd, W/2 Car Garage , Fin	1	275,000
London Health Association	339 Windermere Rd	Alter-Hospitals-Alter Interior Of 9th Level For Southwest Area Per	0	2,700,000
London Health Association	339 Windermere Rd	Alter-Hospitals-Alter Interior Of Level 8 Central Location For Inp	0	440,000
I.F. Propco Holdings (Ontario) 31 Ltd.	355 Wellington St	Alter-Shopping Centre-Alter Interior Of Unit 100a For Department Of Defe	0	150,000
I.F. Propco Holdings (Ontario) 31 Ltd.	355 Wellington St	Alter-Shopping Centre-Alter To Repair Concrete. Ffr	0	120,000
552838 Ontario Limited	379 Dundas St	Alter-Apartment - Condo-Alter To Repair Concrete Deck And Guards.	0	600,000
Riocan Holdings Inc C/O Frum Development Ltd	395 Wellington Rd	Alter-Retail Plaza-Alter Interior Of Units 11-14 For Rogers & Demisi	0	150,000
Consell Scolaire Viamonde	40 Hunt Club Dr	Add-Schools Elementary, Kindergarten-Add 3 New Kindergarten Classrooms. Fpo Frr	0	1,300,000
1525157 Ontario Ltd	4080 Dowell Dr	Erect-Warehousing-Erect Industrial Building For Corix Frr Submi	0	1,116,000

City of London - Building Division

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Principal Permits Issued From June 01, 2012 to June 30, 2012

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Bell Canada	479 Clarence St	Add-Telephone Exchange Building-Add To Mechanical Penthouse Ffr Structural Review	0	500,000
Homestead Land Holdings Limited	500 Gordon Ave	Add-Garage For Apartment Building-Alter To Repair Concrete Slab And Guardrail For Pa	0	400,000
London City	567 Rosecliffe Terr	Install-Site Services-Install Site Service	0	200,000
1433310 Ontario Ltd	70 Tanoak Dr 45	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 1.5 Car Garage, Unfi	1	190,000
Graystone Development Group Limited	725 Eagletrace Dr 17	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage, A/C,	1	290,000
Mandec Corporation	725 Fanshawe Park Rd W	Alter-Retail Store-Alter Interior. Block C. Frr	0	1,500,000
1474499 Ontario Ltd C/O North Halton Holdings Inc	743 Richmond St	Alter-Retail Store-Alter Interior For Urban Outfitters . Ffr Fpo	0	250,000
Decade Group Inc.	751 Fanshawe Park Rd W	Erect-Offices- Erect Shell Building. Block B. Frr	0	1,400,000
Decade Group Inc.	751 Fanshawe Park Rd W	Erect-Offices-Erect Shell Building. Block A. Frr	0	900,000
Escalade Property Corp	76 Gunn St	Erect-Duplex- Erect 2 Storey Rental Duplex W/ 5 Bedrooms In Eac	2	291,000
Thames Valley District School Board	782 Waterloo St	Install-Schools Elementary, Kindergarten-Install Replacement Boiler & Repair Chimney Rep	0	180,000
Penretail Management Ltd C/O Bentall Retail Services	785 Wonderland Rd S	Alter-Retail Store-Alter Interior For Target. Frr 4 Sinks: 10.9 Gpm,	0	9,700,000
	797 William St	Add-Duplex-Add To Existing Duplex	0	150,000
Lakefield Homes Ltd.	816 Silverfox Cres Q	Erect-Street Townhouse - Condo-Erect 6 Unit Block , Building Q, (Dpn # 816, 818,	6	825,000
Boardwalk Reit Properties Holdings Ltd Trustees	951 Commissioners Rd E	Alter-Apartment Building-Alter To Repair 130 Balconies & Repairs To Undergr	0	700,000
Artisan Homes Inc.	960 Bitterbush Cres 10	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd W/2 Car Garage And Unfi	1	224,000
Cheshire Homes Of London Inc	98 Base Line Rd W	Alter-Apartment Building-Alter Interior Of Foyer And Install New Elevator.	0	300,000

Total Permits 56 Units 267 Value 85,743,200

* 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 June 2012

CLASSIFICATION	June 2012			to the end of June 2012			June 2011			to the end of June 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	54	16,449,600	54	410	125,980,140	410	71	20,370,100	71	378	108,039,860	378
SEMI DETACHED DWELLINGS	0	0	0	1	120,000	0	1	390,000	1	2	908,000	3
TOWNHOUSES	17	5,531,000	24	77	31,260,600	146	6	1,772,000	6	72	28,306,740	123
DUPLEX, TRIPLEX, QUAD, APT BLDG	3	44,569,000	243	10	50,365,000	283	2	4,887,200	16	6	23,187,200	160
RES-ALTER & ADDITIONS	186	5,654,505	4	769	48,142,331	292	191	3,946,555	1	723	18,296,195	3
COMMERICAL - ERECT	4	3,212,000	0	14	20,469,000	0	7	7,459,404	0	11	14,408,404	0
COMMERCIAL - ADDITION	6	2,667,200	0	16	11,408,200	0	0	0	0	9	5,830,500	0
COMMERCIAL - OTHER	41	15,201,900	0	226	43,744,963	0	44	12,696,700	1	193	33,854,450	1
INDUSTRIAL - ERECT	4	3,347,000	0	9	7,509,000	0	5	270,000	0	8	570,000	0
INDUSTRIAL - ADDITION	4	396,000	0	8	1,563,000	0	0	0	0	5	2,201,000	0
INDUSTRIAL - OTHER	5	218,500	0	34	3,566,700	0	3	33,000	0	24	3,166,300	0
INSTITUTIONAL - ERECT	2	4,014,000	0	7	43,096,000	0	1	40,000,000	0	4	50,510,000	0
INSTITUTIONAL - ADDITION	1	1,300,000	0	9	16,414,800	0	4	187,000	0	11	58,370,000	0
INSTITUTIONAL - OTHER	17	4,505,500	0	76	11,127,680	0	25	2,697,800	0	62	84,707,400	0
AGRICULTURAL	0	0	0	0	0	0	2	60,000	0	2	60,000	0
SWIMMING POOL FENCES	39	662,067	0	126	2,025,272	0	40	626,121	0	99	1,562,111	0
ADMINISTRATIVE	35	65,925	0	73	166,926	0	32	62,925	0	75	198,725	0
DEMOLITION	11	0	8	56	0	109	8	0	8	36	0	29
SIGNS/CANOPY - CITY PROPERTY	1	0	0	12	0	0	3	0	0	9	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	39	0	0	237	0	0	18	0	0	140	0	0
TOTALS	469	107,794,197	325	2,170	416,959,612	1,131	463	95,458,805	96	1,869	434,176,885	668

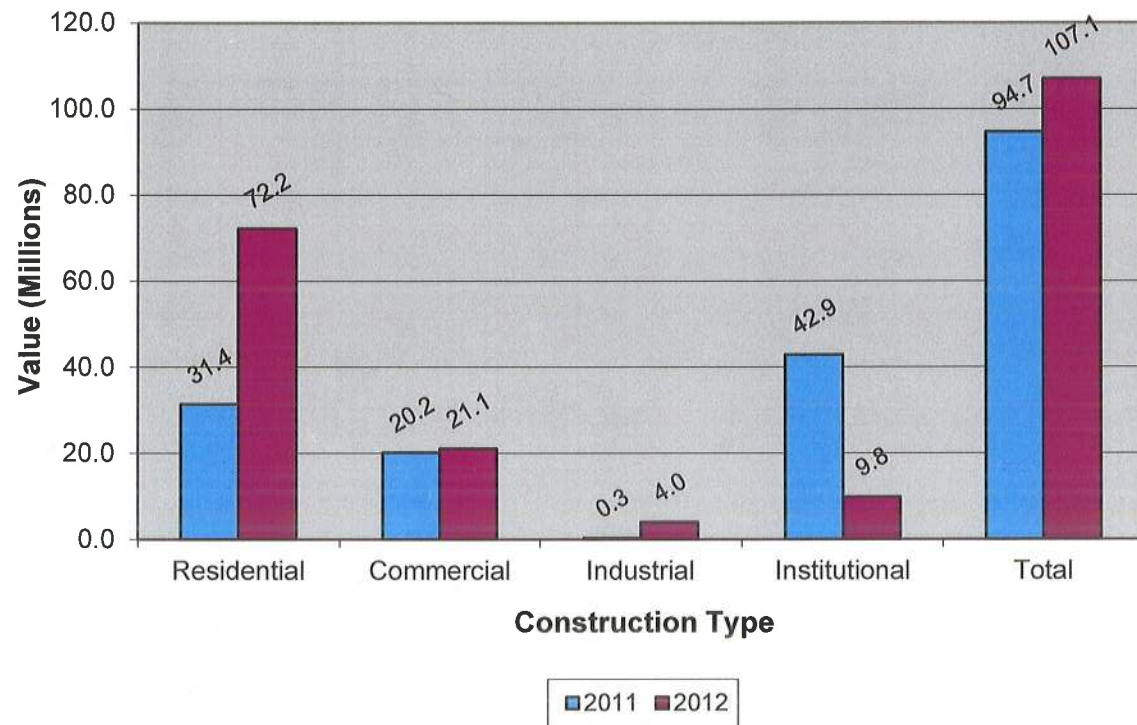
July 15, 2011

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

2) Mobile Signs are no longer reported.

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**Construction Value of Building Permits
June**



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

