



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:** August 15, 2012

**RE:** **Monthly Report for July 2012**

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

### Permit Issuance

By the end of July, 2,600 permits had been issued with a construction value of approximately \$513.3 million dollars, representing 1,265 new dwelling units. Compared to last year, this represents a 14.3% increase in the number of permits, a 0.5% decrease in the construction value and a 66.0% increase in the number of dwelling units.

To the end of July, the number of single and semi detached dwellings issued were 506, which was a 10.5% increase over last year.

At the end of July, there were 419 applications in process, representing approximately \$95 million dollars in construction value and an additional 271 dwelling units, compared with 369 applications having a construction value of \$118 million dollars and an additional 648 dwelling units for the same period last year.

The rate of incoming applications for the month of July averaged out to 21.3 applications a day for a total of 448 in 21 working days. There were 65 permit applications to build 65 new single detached dwellings, 17 townhouse applications to build 29 units, 15 of which were cluster single dwelling units.

There were 430 permits issued in July totalling \$96,376,980 including 134 new dwelling units.

Analysis of the issue dates show that for the month of July all types of permits, 31% were issued within 1 week, 50% were issued within 2 weeks and 74% were issued within 3 weeks. The report indicates that for single and semi detached dwellings, 13% were issued within 1 week, 19% were issued within 2 weeks, 41% within 12 days, 66% were issued within 3 and 4 weeks.

.../2

## Monthly Report for July 2012

Page -2-

### 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 1,599 inspection calls and conducted 1,718 building permit related inspections with an additional 38 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,756 inspections or an average of 176 inspections made per inspector this month based on 10 inspectors, which averages out to 11 inspections per day per inspector. (Note: 210 person working days – 49 vac/sick day/training = 161). There are a total of 9,788 active building permits or an average of 979 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 749 inspection calls and conducted a total of 800 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 4 inspections. During the month a total of 804 inspections were conducted with an average of 161 per inspector, which averages out to 11.8 inspections per day per inspector. (Note: 105 person working days – 37 vac/sick day/training = 68). Active building permits involving plumbing totalled 3,394 or 679 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.2% 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  
JULY, 2012**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1,419	12	18	7	11	11.3
J. Domaracki	1,072	25	28	4	7.8	11.1
E. Drost	765	2	3	0	4.4	11.7
T. Groeneweg	999	10	8	0	5.9	9.7
G. Giannos	898	13	9	1	8.3	9.7
M. MacDonald	1,052	24	14	0	8.8	12.5
J. Davis	988	4	5	0	14.2	12.2
A. DiCicco	563	5	1	0	4.0	11.7
J. Silcox	939	23	17	6	4.6	8.8
K. Wilding	1,093	8	5	0	6.7	9.6
<b>TOTALS</b>	<b>9,788</b>	<b>126</b>	<b>108</b>	<b>18</b>	<b>75.7</b>	<b>108.3</b>

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

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	490	0	0	5.9	10.5
P. Langdon	560	0	2	8	11.5
R. Psocka	421	1	0	4.6	11.3
E. Turner	1,078	0	8	8.7	11.7
D. Webster	845	3	1	8.2	12.9
<b>TOTALS</b>	<b>3,394</b>	<b>4</b>	<b>11</b>	<b>35.4</b>	<b>57.9</b>

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Fanshawe College Applied Arts & Technology Board Of Governors	1001 Fanshawe College Blvd	Alter-Community College-Alter Interior For C Building. Ffr. Fpo.	0	320,000
Fanshawe College Applied Arts & Technology Board Of Governors	1001 Fanshawe College Blvd	Alter-Community College-Alter Interior For Classroom D1. Ffr. Fpo.	0	320,000
Jennum Wellington Properties Inc	1025 Wellington Rd	Alter-Retail Plaza-Alter Facade And Interior Alterations For Future T	0	250,000
London White Oaks Investment Inc	1105 Wellington Rd	Alter-Retail Store-Alter Interior For Urban Planet. Frr Fpo	0	200,000
London White Oaks Investment Inc	1105 Wellington Rd	Alter-Shopping Centre-Alter Interior Of Public Washrooms (Near Walmart)	0	150,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Alter Interior Of Western Law Building Frr/Fpo	0	678,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Interior Alter Of Offices And Washrooms On Level 2	0	450,000
2279333 Ontario Ltd	1160 Oxford St W	Erect-Financial Institution-Erect Scotia Bank (Shell).	0	585,600
2279333 Ontario Ltd	1160 Oxford St W	Erect-Restaurant -Erect Shell Building (Restaurant). Frr	0	244,370
2279333 Ontario Ltd	1160 Oxford St W	Install-Site Services-Install Site Services. Ffr.	0	150,000
Sunlife Assurance Company Of Canada	1230 Wellington Rd 5	Alter-Retail Plaza-Interior Alter For Sleep Country Canada Frr Fpo	0	125,000
Schlegel Enterprises	1390 Highbury Ave N	Erect-Care Facility-Erect Long Term Care Facility. Conditional Shell	0	4,000,000
Columbia Sportswear Of Canada	1425 Max Brose Dr	Install-Warehousing-Interior Alteration Install Underground & Above Fl	0	5,000,000
Seiko Homes Inc	1430 Highbury Ave N 4	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/2 Car Garage And Fi	1	181,000
Seiko Homes Inc	1430 Highbury Ave N 46	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage, No Dec	1	215,200
	1525 Jim Allen Way 3	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd W/ 2 Car Garage, Unfini	1	356,000
Palumbo Developments Inc.	1525 Jim Allen Way 17	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Dwelling W/ 2 Car Garage, A/C, No D	1	446,000
Palumbo Homes	1525 Jim Allen Way 19	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd W/ 2 Car Garage, Finish	1	448,000
2159763 Ontario Inc	1579 Oxford St E	Alter-Restaurant -Alter Interior For Yo-Yo Yogurt. 3-Comp Sink 14x1	0	133,000
Wood Joanne Elizabeth	1630 Shore Rd 36	Erect-Townhouse - Cluster Sdd-Erect One Storey Clster Sdd W/ 2 Car Garage, A/C,	1	275,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Shopping Centre-Alter Interior Of Unit U064a For Victorias Secret	0	450,000
Cedar Hollow Developments Limited	1961 Cedarhollow Blvd	Erect-Care Facility-Erect 3 Storey Long Term Care Facility Ffr Fpo.	0	17,000,000
Sifton Properties Limited	2228 Jack Nash Dr-PVT	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage, Finish	1	300,000
Kape Development Ltd.	2340 Brayford Cres 1	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage, A/C,	1	298,000
Kape Development Ltd.	2340 Brayford Cres 2	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd, W/ 2 Car Garage, No	1	600,000
Sifton Properties Limited	2674 Sandra Post Crs-PVT	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage, A/C,	1	322,000
Sifton Properties Limited	285 King St	Alter-Offices-Interior Alter For Offices- 3 Day Ffr Fpo	0	200,000
Westwood Power Centre Inc	3189 Wonderland Rd S	Alter-Offices-Alter Interior For National Bank. Frr	0	540,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 217	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage, A/C,	1	229,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 221	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage, Finish	1	315,000
Longwood Oaks Ltd	35 Southdale Rd E	Erect-Automobile Sales & Service-Erect Car Dealership Frr Fpo Conditional Permit Is	0	6,000,000
Carvest Properties Limited	350 Ridout St N	Add-Apartment Building-Apt.- Add To Parking Garage For Upper Levels. Frr	0	11,515,000
Rrf London Realities Inc Rrf London Realities Lp Inc	380 Wellington St	Alter-Offices-Interior Alter Part Of 7th Floor. Ffr. Fpo.	0	395,000
Farhi Holdings Corporation	417 Exeter Rd	Add-Offices-Add To Citizenship Portion Of Building Frr Fpo	0	220,000
Station Park (London) Inc C/O Davpart Inc	660 Richmond St 5,6	Alter-Retail Plaza-Alter Interior Of Units 5 / 6 For Tennant Reconfig	0	410,000
1423197 Ontario Inc	696 Commissioners Rd W 11	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage, Rear	1	264,000
1423197 Ontario Inc	696 Commissioners Rd W 7	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage, Rear	1	264,000
Julcon Developments Inc	73 Gunn St	Erect-Duplex-Typeerect New Duplex. Sb-12 Compliance Package D.	2	290,000
Graystone Development Group Limited	755 Eagletrace Dr	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ Car Garage, A/C, 1	1	285,000

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Cranbrook Estates Inc	759 Adelaide St N	Alter-Restaurant -Interior Alter For Tim Hortons. Aka 755 Adelaide	0	335,000
Cirp Management Ltd	778 Wharncliffe Rd S	Alter-Offices-Alter To Renovate Insurance Office. Frr	0	200,000
Penretail Management Ltd C/O Bentall Retail Services	785 Wonderland Rd S	Alter-Retail Plaza-Alter Interior Of Level 2 For Mccg Offices. Frr/F	0	900,000
Western Fair Association	865 Florence St	Install-Arenas-Install Solar Panels. Ffr	0	293,000
Al-Mahdi Al-Muntathar Union C/O Nazih Mroue	91 Meg Dr	Add-Churches-Add To Place Of Worship (Prayer Hall) And Install	0	180,000
Consiel Scolaire De District Des Ecoles Catholiques Du Sud -Ouest	920 Huron St	Add-Schools Secondary, High, Jr. High-Add To Secondary School. Ffr. Fpo. Submit Grcc	0	1,500,000
Interrent 961 Wonderland Inc	951 Wonderland Rd S	Install-Apartment Building-Install New Balcony Guards. Ffr.	0	158,000
Interrent 961 Wonderland Inc	955 Wonderland Rd S	Install-Apartment Building-Install New Balcony Guardrails. Ffr.	0	198,000
Interrent 961 Wonderland Inc	961 Wonderland Rd S	Install-Apartment Building-Install New Balcony Guardrails. Ffr.	0	198,000

Total Permits 48      Units 17      Value 58,386,170

\* 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 JULY 2012

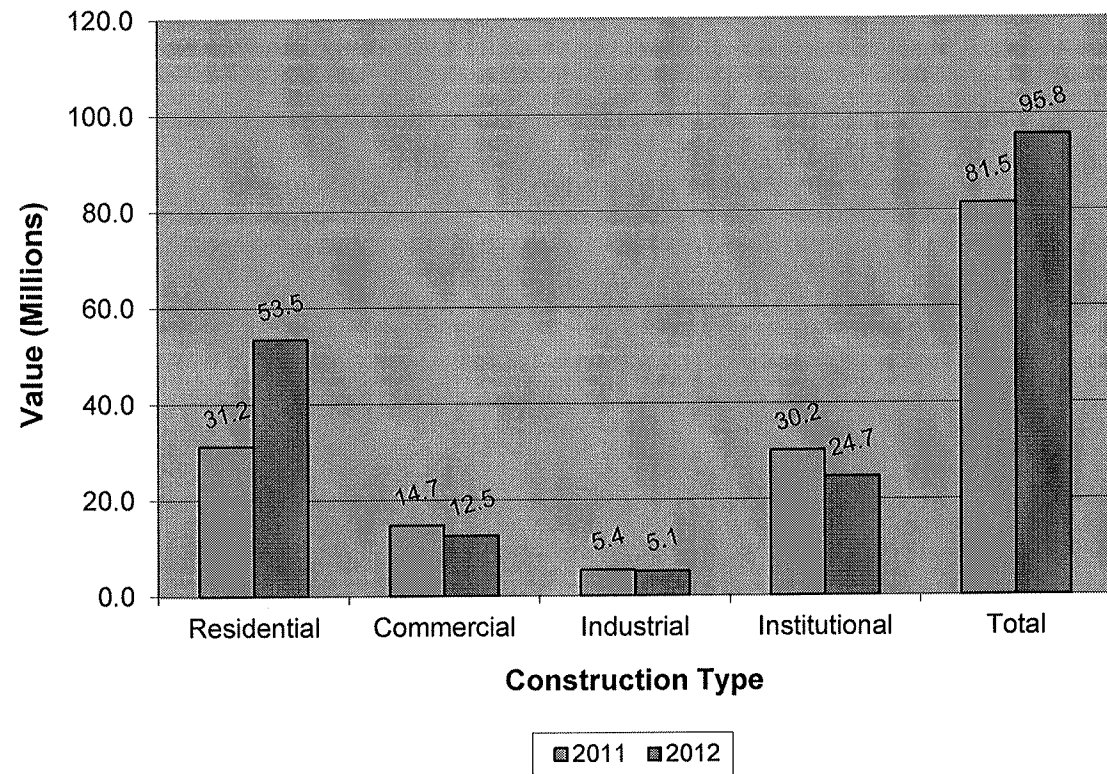
CLASSIFICATION	July 2012			to the end of July 2012			July 2011			to the end of July 2011		
	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS
SINGLE DETACHED DWELLINGS	96	31,417,640.00	96	506	157,397,780.00	506	77	23,795,400	77	455	131,835,260	455
SEMI DETACHED DWELLINGS	0	0.00	0	1	120,000.00	0	0	0	0	2	908,000	3
TOWNHOUSES	16	7,798,200.00	35	93	39,058,800.00	181	9	3,449,000	15	81	31,755,740	138
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	290,000.00	2	11	50,655,000.00	285	1	290,000	2	7	23,477,200	162
RES.-ALTER & ADDITIONS	129	13,957,600.00	1	898	62,099,931.00	293	144	3,689,700	0	867	21,985,895	3
COMMERICAL-ERECT	3	6,829,970.00	0	17	27,298,970.00	0	7	4,942,202	0	18	19,350,606	0
COMMERCIAL-ADDITION	1	220,000.00	0	17	11,628,200.00	0	1	12,000	0	10	5,842,500	0
COMMERCIAL-OTHER	42	5,470,300.00	0	268	49,215,263.00	0	29	9,772,700	0	222	43,627,150	1
INDUSTRIAL-ERECT	0	0.00	0	9	7,509,000.00	0	2	1,160,000	0	10	1,730,000	0
INDUSTRIAL-ADDITION	1	100,000.00	0	9	1,663,000.00	0	1	2,500,000	0	6	4,701,000	0
INDUSTRIAL-OTHER	5	5,035,000.00	0	39	8,601,700.00	0	6	1,693,500	0	30	4,859,800	0
INSTITUTIONAL-ERECT	2	21,000,000.00	0	9	64,096,000.00	0	2	24,351,000	0	6	74,861,000	0
INSTITUTIONAL-ADDITION	2	1,680,000.00	0	11	18,094,800.00	0	2	3,067,000	0	13	61,437,000	0
INSTITUTIONAL-OTHER	22	2,035,500.00	0	98	13,163,180.00	0	31	2,759,800	0	93	87,467,200	0
AGRICULTURAL	0	0.00	0	0	0.00	0	0	0	0	2	60,000	0
SWIMMING POOL FENCES	46	500,770.00	0	172	2,526,042.00	0	33	385,503	0	132	1,947,614	0
ADMINISTRATIVE	22	42,000.00	0	95	208,926.00	0	24	57,200	0	99	255,925	0
DEMOLITION	11	0.00	8	67	0.00	117	8	0	6	44	0	35
SIGNS/CANOPY-CITY PROPERTY	1	0.00	0	13	0.00	0	2	0	0	11	0	0
SIGNS/CANOPY-PRIVATE PROPERT	30	0.00	0	267	0.00	0	27	0	0	167	0	0
<b>TOTALS</b>	<b>430</b>	<b>96,376,980.00</b>	<b>134</b>	<b>2,600</b>	<b>513,336,592.00</b>	<b>1,265</b>	<b>406</b>	<b>81,925,005</b>	<b>94</b>	<b>2,275</b>	<b>516,101,890</b>	<b>762</b>

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

August 21, 2012

Y:\shared\building\admin\reports\2012BCASummary\BCA-JULY2012

**Construction Value of Building Permits  
July**



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

