



London
CANADA

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: September 16, 2011

RE: **Monthly Report for August 2011**

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

Permit Issuance

By the end of August, 2,690 permits had been issued with a construction value of approximately 566.8 million dollars, representing 862 new dwelling units. Compared to last year, this represents a 20.1% decrease in the number of permits, a 6.0% increase in the construction value and a 42.0% decrease in the number of dwelling units.

To the end of August, the number of single and semi detached dwellings issued were 527, which was a 36.7% decrease over last year.

At the end of August, there were 386 applications in process, representing approximately 146 million dollars in construction value and an additional 583 dwelling units, compared with 336 applications having a construction value of 98 million dollars and an additional 199 dwelling units for the same period last year.

The rate of incoming applications for the month of August averaged out to 19.8 applications a day for a total of 436 in 22 working days. There were 72 permit applications to build 71 new single detached dwellings, and 22 townhouse applications to build 57 units, 16 of which were cluster single dwelling units.

There were 415 permits issued in August totalling \$50,707,260 including 100 new dwelling units.

Analysis of the issue dates show that for the month of August all types of permits, 38% were issued within 1 week, 51% were issued within 2 weeks and 80% were issued within 3 weeks. The report indicates that for single and semi detached dwellings, 23% were issued within 1 week, 39% were issued within 2 weeks, 62% were issued within 12 days, and 83% were issued within 3 weeks and 4 weeks.

.../2

Monthly Report for August 2011

Page -2-

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 1,619 inspection calls and conducted 1,729 building permit related inspections with an additional 44 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,773 inspections or an average of 177 inspections made per inspector this month based on 10 inspectors, which averages out to 10.9 inspections per day per inspector. (Note: 220 person working days – 62 vac/sick day/training = 158. There are a total of 9,702 active building permits or an average of 970 permits per inspector.

Plumbing Inspectors received 787 inspection calls and conducted a total of 831 permit related inspections, there were 0 inspection 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 837 inspections were conducted with an average of 167 per inspector, which averages out to 10.3 inspections per day per inspector*. (Note: 110 person working days – 29 vac/sick day/training = 81.0). Active building permits involving plumbing totalled 3,646 or 729 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
AUGUST 2011**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1,246	8	14	6	5.6	10.8
J. Domaracki	995	19	16	-	9.7	11.3
E. Drost	830	5	4	-	4.2	10.8
T. Groeneweg	1,027	9	6	1	4.8	9.6
G. Giannos	942	17	12	1	10	11.2
M. MacDonald	1,053	16	10	1	13.5	13
J. Davis	957	4	4	-	8.7	12.3
A. DiCicco	556	5	1	-	4	11.5
J. Silcox	992	20	30	5	5	8.4
K. Wilding	1,104	19	16	-	7.8	11.6
TOTALS	9,702	122	113	14	73.3	110.5

**SUMMARY OF PLUMBING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD
AUGUST 2011**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	569	0	1	7	11.6
P. Langdon	649	0	1	8.4	7.9
R. Psothka	491	1	0	7	10.6
E. Turner	1,076	0	3	7.4	10.4
D. Webster	861	1	2	5.7	12
TOTALS	3,646	2	7	35.5	52.5

July – 2011
Municipal Law Enforcement Services

By-Law Enforcement	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	1,309				
New Complaints Received	246	249	283	346	716	656	593	618				
Complaints YTD	246	498	785	1,131	1,858	2,519	3,119	3,741				
Properties cleared YTD	16	18	41	86	113	191	269	367				
Cost to Clear YTD \$	3,500	3,800	8,800	18,100	27,500	44,500	70,400	93,000				
Active Pool Fence Files	129	131	134	153	159	174	175	173				

Property Standards	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Active Files	454	452	444	448	460	459	452	461				
New Complaints Received	33	31	44	57	71	74	70	64				
Complaints YTD	33	75	142	206	295	396	466	561				
VS Payment Requests YTD	39	86	100	153	153	153	153	153				

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

In response to complaints and after numerous extensions for compliance, two files involving decks and fences were before the courts and convictions (including fines and prohibition orders) were attained.

Approximately 100 properties were cleared of debris by the City with all costs (approximately \$25,000) forwarded to the property owners.

CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF August 2011

CLASSIFICATION	August 2011			to the end of August 2011			August 2010			to the end of August 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	69	21,920,200	69	524	153,755,460	524	56	10,514,000	56	828	171,805,350	828
SEMI DETACHED DWELLINGS	0	0	0	2	908,000	3	0	0	0	2	520,000	4
TOWNHOUSES	15	6,415,400	28	96	38,171,140	166	10	2,845,000	22	139	38,648,300	213
DUPLEX, TRIPLEX, QUAD, APT BLDG.	1	385,000	3	8	23,862,200	165	1	180,000	2	7	52,225,800	423
RES-ALTER & ADDITIONS	172	4,318,310	0	1,039	26,304,205	3	178	3,200,450	3	1,263	29,834,691	18
COMMERCIAL-ERECT	2	1,529,000	0	20	20,879,606	0	7	14,016,000	0	46	47,443,092	0
COMMERCIAL-ADDITION	3	222,000	0	13	6,064,500	0	5	765,000	0	19	18,768,000	0
COMMERCIAL-OTHER	44	8,160,400	0	266	51,787,550	1	46	4,657,200	0	271	44,959,301	0
INDUSTRIAL-ERECT	2	2,701,000	0	12	4,431,000	0	2	3,250,000	0	12	15,960,000	0
INDUSTRIAL-ADDITION	0	0	0	6	4,701,000	0	1	826,000	0	5	2,283,800	0
INDUSTRIAL-OTHER	5	1,757,000	0	35	6,616,800	0	5	672,000	0	33	3,884,865	0
INSTITUTIONAL-ERECT	1	309,000	0	7	75,170,000	0	3	1,060,000	0	19	60,690,000	0
INSTITUTIONAL-ADDITION	2	746,000	0	15	62,183,000	0	1	57,000	0	9	24,406,000	0
INSTITUTIONAL-OTHER	12	1,495,500	0	105	88,962,700	0	10	414,800	0	124	20,198,290	0
AGRICULTURAL	1	178,000	0	3	238,000	0	3	315,000	0	3	315,000	0
SWIMMING POOL FENCES	31	531,400	0	163	2,479,014	0	20	262,875	0	173	2,497,355	0
ADMINISTRATIVE	16	39,050	0	115	294,975	0	10	28,800	0	97	269,800	0
DEMOLITION	8	0	5	52	0	40	5	0	2	54	0	0
SIGNS/CANOPY-CITY PROPERTY	1	0	0	12	0	0	5	0	0	18	0	34
SIGNS/CANOPY-PRIVATE PROPERTY	30	0	0	197	0	0	36	0	0	246	0	0
TOTALS	415	50,707,260	100	2,690	566,809,150	862	404	43,064,125	83	3,368	534,709,644	1,520

y:\shared\building\monthlyreports\2011BCASummary\BCA-AUG2011

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

2) Mobile Signs are no longer reported.

September 13, 2011

City of London - Building Division
Principal Permits Issued From August 01, 2011 to August 31, 2011

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Portugal Imports Limited	105 King St	Alter-Offices-Alter To Finish Interior For New Offices (3rd And	0	140,000
Ipex Inc	1055 Wilton Grove Rd	Alter-Warehousing-Alter Interior Of Offices/ Frr Fpo	0	152,000
Harvest Power Mustang Generation Ltd.	1087 Green Valley Rd	Install-Plant For Manufacturing-Install Tank Farm Frr	0	350,000
London City C/O Manager Of Realty Services	109 Greenside Ave	Alter-Municipal Buildings-Alter To Remove Incinerator& Repair Platform And D	0	150,000
Lesak Holdings Inc Kania Stanislaw Edward	11 Oxford St E	Erect-Triplex-Erect 2 Storey Triplex. - 5 Bedrooms In Each Unit	3	385,000
London White Oaks Investment Inc	1105 Wellington Rd	Alter-Shopping Centre-Alter Interior Of Food Court. Frr Fpo	0	324,000
Bill Campbell London City	1141 Hamilton Rd	Install-Water Filtration-Install Effluent Pumping Station. Ffr.	0	1,200,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Alter Interior Of Natural Sciences Centre Rooms 6	0	310,000
Bill Campbell London City	1153 Adelaide St N	Add-Municipal Buildings-Add To Storage Building	0	350,000
Awata Corporation C/O Sifton Properties Limited	1195 Oxford St W	Erect-Restaurant-Erect A&W. 3-Comp Sink = 3x26x20x14; One Hand Sin	0	650,000
Pond Mills Square General Partner Ltd.	1200 Commissioners Rd E	Alter-Retail Store-Alter For Landlord Upgrades For Future Tenants. Fp	0	750,000
Seiko Homes Inc.	1430 Highbury Ave N 5	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage & Par	1	181,000
Seiko Homes Inc.	1430 Highbury Ave N 7	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage & Par	1	180,000
Courtyard Homes Inc	1430 Highbury Ave N 65	Erect-Townhouse - Cluster Sdd-Erect 2 Storey W/ 2 Car Garage, Unfinished Basemen	1	291,000
Old Oak Properties Inc	148 Fullarton St	Alter-Offices-Alter Interior Of 10th Floor For Business Developm	0	200,000
Dancor Development Corporation	15700 Robin's Hill Rd	Erect-Warehousing-Erect Shell Industrial Building. Bldg M Frr Fp	0	1,420,000
Dancor Development	15875 Robin's Hill Rd	Erect-Warehousing-Erect Shell Industrial Building Bldg N Frr F	0	1,281,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Alter Interior For Forever 21. Ffr. Fpo.	0	840,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Alter Interior Of Unit L105a For Starbucks. Frr/F	0	120,000
Crown Developments Ltd. Crown Developments Ltd	1777 Highbury Ave N 21	Erect-Townhouse - Cluster Sdd-Erect 2 Storey With 2 Car Garage Unfinished Baseme	1	306,000
Bost Properties Inc.	1814 Shore Rd	Install-Site Services-Install New Site Services	0	984,000
1657682 Ontario Inc	1814 Shore Rd A	Erect-Townhouse - Condo-Erect 5 Unit Townhouse Block A - All Units 2 Sto	5	875,000
1657682 Ontario Inc	1814 Shore Rd B	Erect-Townhouse - Condo-Erect 4 Unit Townhouse Block B - All Units 2 Sto	4	713,000
1659960 Ontario Limited C/O York Property Management	1956 Richmond St 2	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Home, 2 Car Garage Finished Basemen	1	791,000
Calloway Reit (London N) Inc Canadian Property Holdings	1965 Hyde Park Rd	Alter-Retail Store-Alter Interior For Bombay , Unit D12. Fpo	0	150,000
Sifton Properties Limited The Incorporated Synod Of The Diocese Of Huron	200 Queens Ave	Alter-Offices-Interior Alter For 7th Floor. Frr Fpo	0	399,000
Dave Schmidt Sunningdale Golf Club Ltd.	2081 Wallingford Ave 7	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sfd W/ Double Car Garage, Unfinishe	1	290,000
Dave Schmidt Sunningdale Golf Club Ltd.	2081 Wallingford Ave 9	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sfd W/ Double Car Garage, Unfinishe	1	222,400
Dave Schmidt Sunningdale Golf Club Ltd.	2081 Wallingford Ave 12	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sfd W/ Double Car Garage, Unfinishe	1	216,000
Dave Schmidt Sunningdale Golf Club Ltd.	2081 Wallingford Ave 14	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sfd W/ Double Car Garage, Unfinishe	1	285,000
Foxhollow Developments Inc.	2100 Denview Ave G	Erect-Townhouse - Condo-Erect 7 Units Townhouse Condo Block G, Units 1,3,5	7	1,050,000
London Life Insurance Company	255 Dufferin Ave	Alter-Offices-Alter Interior For Offices. Fpo Frr	0	750,000
Bank Of Montreal C/O Corporate Real Estate	295 Boler Rd	Alter-Financial Institution-Alter Interior Of Bmo	0	400,000
	302 Waterstone PI-PVT	Erect-Townhouse - Cluster Sdd-Erect 1storey Sfd With Loft Over Garage/ 2 Car Gar	1	398,000
312185 Ontario Limited Sabel Holdings Limited	309 Exeter Rd	Alter-Offices-Alter Interior For Golder Associates Ltd. Frr	0	350,000
Speyside East Corporation	3090 Colonel Talbot Rd	Alter-Retail Store-Alter Interior For Shoppers Drug Mart. Frr	0	706,000
	3093 Glanworth Dr	Erect-Pole Barn-Erect Pole Barn For Farm Equipment Storage	0	178,000
Westwood Power Centre	3169 Wonderland Rd S	Erect-Restaurant <= 30 People-Erect Milestones Restaurant Shell Frr Fpo Condit	0	879,000

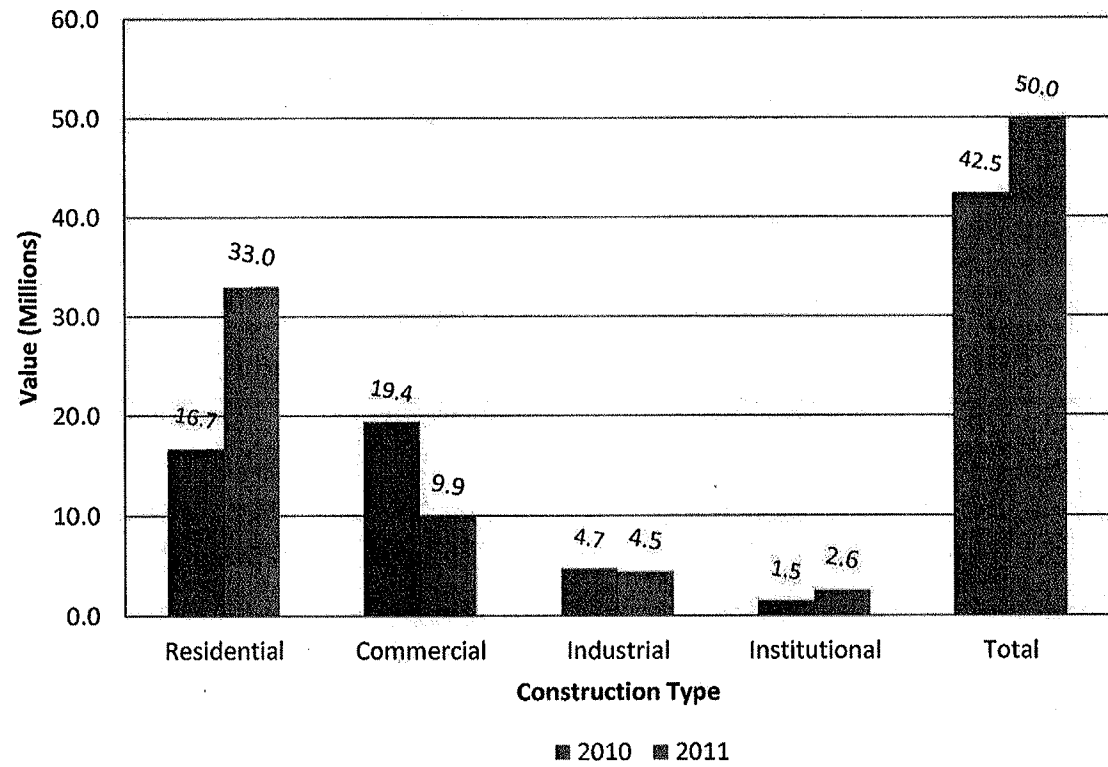
Principal Permits Issued From August 01, 2011 to August 31, 2011

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
First London East Developments Inc	340 Clarke Rd 1	Alter-Retail Store-Alter Interior For Payless Shoes. Argyle Mall, BI	0	125,000
Wastell Developments Inc	400 Skyline Ave 10	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage, Finish	1	297,000
Rock Developments London Inc	431 Richmond St	Alter-Retail Store-Int Alter For Shoppers Drug Mart. Ffr Fpo	0	550,000
Romlex International Ltd	460 Springbank Dr	Alter-Medical Offices-Alter Interior For Cml Healthcare Clinic On Main F	0	185,000
Romlex (2007) Development Ltd.	460 Springbank Dr	Alter-Offices-Alter Interior To Finish 2nd Floor And Part Of 1st	0	1,500,000
Acg Developments Ltd.	515 Skyline Ave 39	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sfd W/ 2 Car Garage, Partially Base	1	320,000
Bill Campbell London City	601 Dundas St	Alter-Police Station, W/O Detention Quarters-Alter To Remove Asbestos, Install New Ceiling,	0	343,000
Management Board Secretariat	661 Exeter Rd	Install-Correctional & Detention Centre-Install Replacement Fire Alarm System (Detention	0	540,000
Bill Campbell London City	663 Bathurst St 3	Erect-Municipal Buildings-Erect New Storage Building	0	309,000
Bill Campbell London City	707 Exeter Rd	Add-Municipal Buildings-Add To Existing Storage Shed At Eroc	0	396,000
London Community Players	710 Dundas St	Add-Theatre/Cinema-Renovate Int For Washrooms And Add Vestibule.	0	160,000
Rescore Equities Inc. Tc Core Gp Inc C/O	760 Wonderland Rd S	Alter-Apartment Building-Alter To Repair Balconies And Replace Guardrails.	0	190,000
Timbercreek Asset Management				
683023 Ontario Limited C/O Cornerstone Properties	931 Wonderland Rd S	Install-Apartment Building-Install Replacement Guards & Repair Balconies. Frr	0	400,000

Total Permits 51 Units 31 Value 24,531,400

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

**Construction Value of Building Permits
August**



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

