



London
CANADA

Planning and Development Department Building Division Memo

To: Pat McNally, P. Eng.
Executive Director, Planning, Environmental and
Engineering Services

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

Date: October 12, 2011

RE: **Monthly Report for September 2011**

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

Permit Issuance

By the end of September, 3,034 permits had been issued with a construction value of approximately 615.3 million dollars, representing 962 new dwelling units. Compared to last year, this represents a 18.7% decrease in the number of permits, a 9.1% increase in the construction value and a 38.2% decrease in the number of dwelling units.

To the end of September, the number of single and semi detached dwellings issued were 576, which was a 35.2% decrease over last year.

At the end of September, there were 381 applications in process, representing approximately 160 million dollars in construction value and an additional 609 dwelling units, compared with 303 applications having a construction value of 111 million dollars and an additional 255 dwelling units for the same period last year.

The rate of incoming applications for the month of September averaged out to 16.5 applications a day for a total of 346 in 21 working days. There were 44 permit applications to build 44 new single detached dwellings, and 17 townhouse applications to build 54 units, 9 of which were cluster single dwelling units.

There were 344 permits issued in September totalling \$48,511,055 including 100 new dwelling units.

Analysis of the issue dates show that for the month of September all types of permits, 37% were issued within 1 week, 48% were issued within 2 weeks and 74% were issued within 3 weeks. The report indicates that for single and semi detached dwellings, 29% were issued within 1 week, 33% were issued within 2 weeks, 56% were issued within 12 days, and 71% were issued within 3 weeks and 4 weeks.

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Monthly Report for September 2011

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Inspections

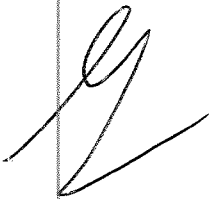
Due to the Amanda reporting on scheduling inspections which inflates the numbers, only one inspection call per permit is counted, and only one inspection completed per permit is recorded.

Building Inspectors received 1,410 inspection calls and conducted 1,669 building permit related inspections with an additional 46 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,715 inspections or an average of 172 inspections made per inspector this month based on 10 inspectors, which averages out to 9.6 inspections per day per inspector. (Note: 210 person working days – 31 vac/sick day/training = 179). There are a total of 9,708 active building permits or an average of 971 permits per inspector.

Plumbing Inspectors received 687 inspection calls and conducted a total of 825 permit related inspections, there were 5 inspections performed that related to the Backflow Prevention Program. Inspections relating to complaints, orders and miscellaneous calls totalled a further 7 inspections. During the month a total of 837 inspections were conducted with an average of 167 per inspector, which averages out to 8.7 inspections per day per inspector*. (Note: 105 person working days – 9 vac/sick day/training = 96.0). 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
DATE, SEPTEMBER 2011**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1,258	8	14	0	8.1	9.0
J. Domaracki	1,005	19	17	0	10.0	11.3
E. Drost	819	3	1	0	3.3	8.4
T. Groeneweg	1,009	11	4	0	4.7	9.2
G. Giannos	947	17	13	0	8.8	6.0
M. MacDonald	1,053	16	11	0	11.5	11.2
J. Davis	959	4	3	0	9.6	10.9
A. DiCicco	569	5	1	0	3.4	9.0
J. Silcox	993	19	28	0	3.2	6.0
K. Wilding	1,096	10	8	0	6.8	9.8
TOTALS	9,708	112	100	0	69.4	90.8

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

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	555	0	0	7.7	9.3
P. Langdon	633	0	0	8.2	8.2
R. Psocka	483	1	0	4.3	7.7
E. Turner	1,061	0	3	5.0	9.2
D. Webster	871	1	2	7.3	8.6
TOTALS	3,603	2	5	32.5	43

September – 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	1,161			
New Complaints Received	246	249	283	346	716	656	593	618	366			
Complaints YTD	246	498	785	1,131	1,858	2,519	3,119	3,741	4,112			
Properties cleared YTD	16	18	41	86	113	191	269	367	456			
Cost to Clear YTD \$	3,500	3,800	8,800	18,100	27,500	44,500	70,400	93,000	116,400			
Active Pool Fence Files	129	131	134	153	159	174	175	173	166			

Property Standards	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Active Files	454	452	444	448	460	459	452	461	433			
New Complaints Received	33	31	44	57	71	74	70	64	105			
Complaints YTD	33	75	142	206	295	396	466	561	702			
VS Payment Requests YTD	39	86	100	153	153	153	153	153	153			

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

Municipal Law Enforcement Officers worked alongside London Police COR Unit during Project LEARN (Liquor Enforcement and the Reduction of Noise). Several properties were cleared of debris in an effort to prevent arson related fire occurrences.

CITY OF LONDON

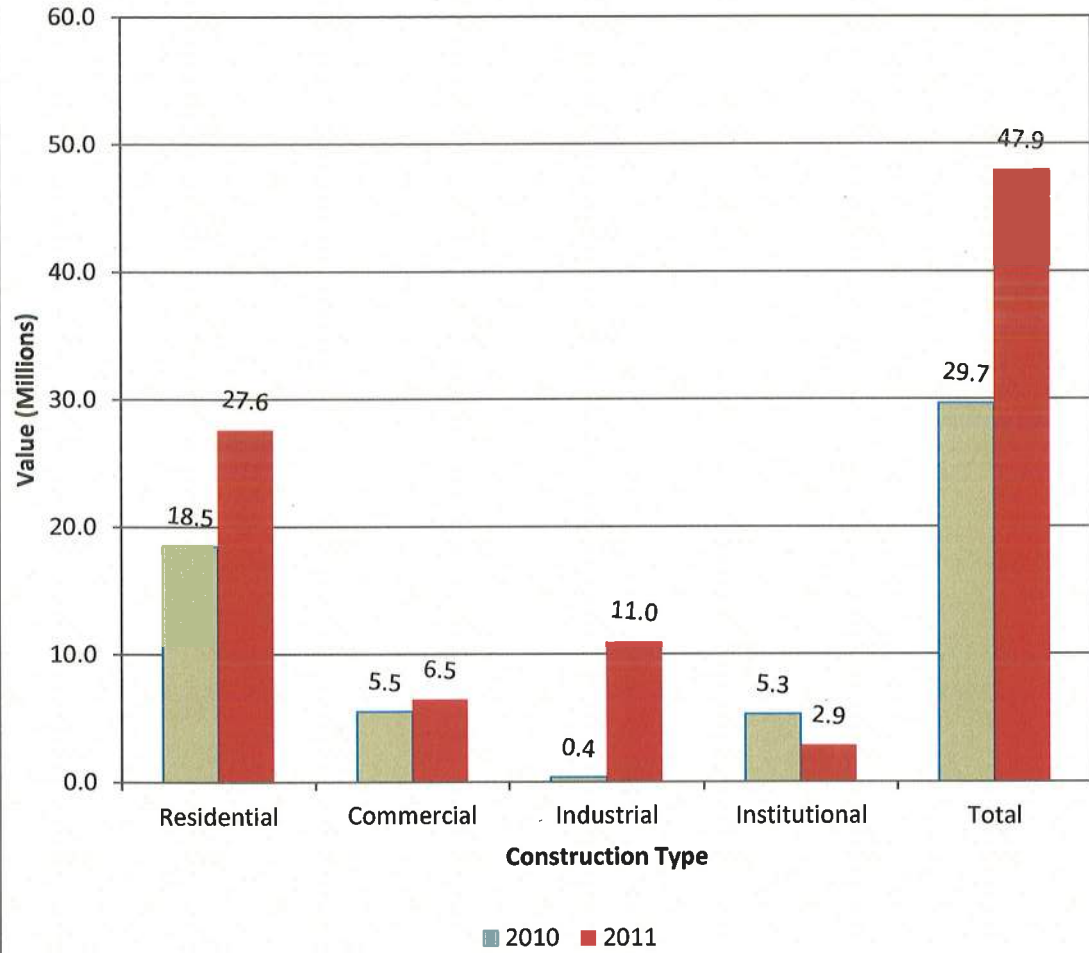
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF SEPTEMBER, 2011

CLASSIFICATION	September 2011			to the end of September 2011			September 2010			to the end of September 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	47	14,428,900	47	571	168,184,360	571	57	12,414,640	57	885	184,219,990	885
SEMI DETACHED DWELLINGS	1	290,000	2	3	1,198,000	5	0	0	0	2	520,000	4
TOWNHOUSES	14	8,844,000	47	110	47,015,140	213	7	2,167,900	12	146	40,512,200	225
DUPLEX, TRIPLEX, QUAD, APT BLDG	2	562,000	4	10	24,424,200	169	1	550,000	0	8	52,775,800	423
RES-ALTER & ADDITIONS	155	3,463,650	0	1,194	29,767,855	3	174	3,335,100	1	1,437	32,995,691	19
COMMERCIAL - ERECT	2	2,391,000	0	22	23,270,606	0	3	3,371,000	0	49	50,814,092	0
COMMERCIAL - ADDITION	1	10,000	0	14	6,074,500	0	1	100,000	0	20	18,868,000	0
COMMERCIAL - OTHER	34	4,073,800	0	300	55,861,350	1	35	2,052,300	0	306	47,011,601	0
INDUSTRIAL - ERECT	3	4,745,000	0	15	9,176,000	0	0	0	0	12	15,960,000	0
INDUSTRIAL - ADDITION	2	4,393,000	0	8	9,094,000	0	0	0	0	5	2,283,800	0
INDUSTRIAL - OTHER	6	1,873,000	0	41	8,489,800	0	4	373,000	0	37	4,257,865	0
INSTITUTIONAL - ERECT	0	0	0	7	75,170,000	0	0	0	0	19	60,690,000	0
INSTITUTIONAL - ADDITION	2	2,794,205	0	17	64,977,205	0	2	1,720,000	0	11	26,126,000	0
INSTITUTIONAL - OTHER	3	60,800	0	108	89,023,500	0	5	3,573,000	0	129	23,771,290	0
AGRICULTURAL	2	85,000	0	5	323,000	0	0	0	0	3	315,000	0
SWIMMING POOL FENCES	19	440,000	0	182	2,919,014	0	16	308,600	0	189	2,805,955	0
ADMINISTRATIVE	22	56,700	0	137	351,675	0	17	39,400	0	114	309,200	0
DEMOLITION	12	0	12	64	0	52	7	0	3	61	0	37
SIGNS/CANOPY - CITY PROPERTY	2	0	0	14	0	0	2	0	0	20	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	15	0	0	212	0	0	33	0	0	279	0	0
TOTALS	344	48,511,055	100	3,034	615,320,205	962	364	30,004,940	70	3,732	564,236,484	1,556

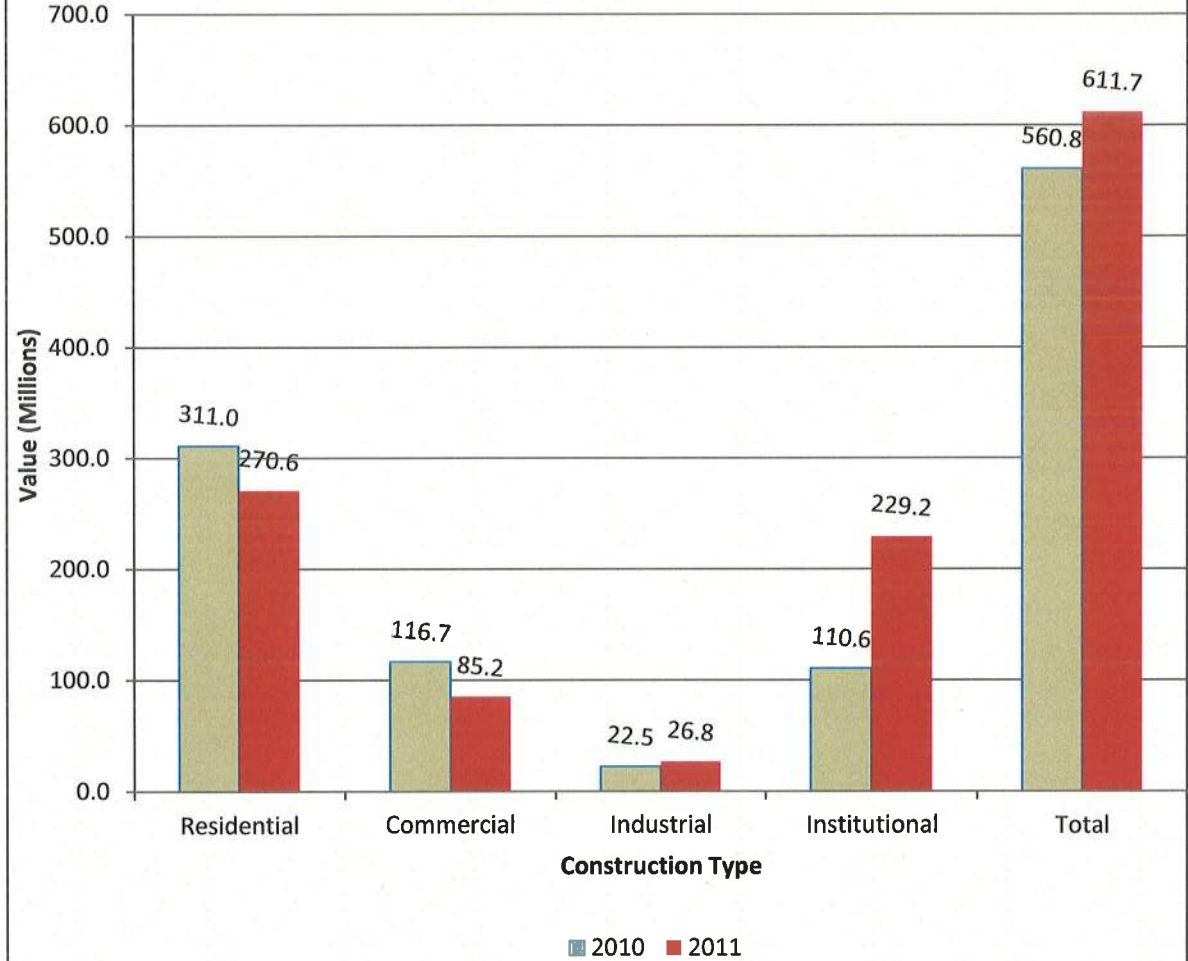
Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.
 2) Mobile Signs are no longer reported.

October 6, 2011

**Construction Value of Building Permits
September**



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



City of London - Building Division

October 05, 2011 08:10 AM

Principal Permits Issued From September 01, 2011 to September 30, 2011

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Cargill Value Added Meats- Canada	10 Cuddy Blvd	Add-Food Processing Plant-Construct Elevated Platform Within Existing Proces	0	550,000
Jennum Wellington Properties Inc	1029 Wellington Rd	Erect-Restaurant -Erect Restaurant With Mezzanine Frr Fpo All Wo	0	1,191,000
Churchill Development Corp	1420 Global Dr	Erect-Factories-Erect Industrial Shell Fpo Frr Conditional P	0	3,064,000
1420 Global Drive Inc.	1420 Global Dr	Install-Site Services-Install Site Services Frr	0	300,000
Sifton Properties Ltd	1477 Somerville Dr-PVT	Erect-Townhouse - Cluster Sdd-Erect One Storey Sdd W/2 Car Garage And Unfinished	1	322,000
2280622 Ontario Inc	1560 Hyde Park Rd	Alter-Medical Offices-Alter To Change From Church To Medical Offices.	0	300,000
Canada Trustco Mortgage Company	1663 Richmond St	Install-Financial Institution-Install Solar Panel Canopy	0	200,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Plaza-Alter To Renovate East Facade At Masonville Mall F	0	500,000
Sifton Properties Limited	1721 Weir Ave-PVT	Erect-Townhouse - Cluster Sdd-Erect One Floor With 2 Car Garage, Unfinished Base	1	297,000
Crown Developments Ltd. Crown Developments Ltd	1777 Highbury Ave N 17	Erect-Townhouse - Cluster Sdd-Erect One Storey Sfd W/ 2 Car Garage With Unfinish	1	200,000
1657682 Ontario Inc	1814 Shore Rd H	Erect-Street Townhouse - Condo-Erect 6 Unit Townhouse. Block H, Unfinished Baseme	6	1,037,000
	1895 Blue Heron Dr	Alter-Warehousing-Alter To Rebuild Warehouse Building Due To Fire. F	0	1,200,000
First London East Developments Inc	1925 Dundas St	Alter-Shopping Centre-Alter Interior Of Unit D9b For Goodlife Fitness.	0	600,000
Koffman Enterprises Limited	1980 Hyde Park Rd	Erect-Restaurant -Erect New WendyS Restaurant - Note On Property Fo	0	1,200,000
St Joseph'S Health Care London C/O Facilities Planning	21 Grosvenor St	Add-Hospitals-Add For Vestibule & Alterations To Repair Facade	0	2,744,205
Cs Automotive Tubing Inc	2400 Innovation Dr	Add-Plant For Manufacturing-Add To Existing Manufacturing Plant Ffr Fpo/ Con	0	3,843,000
Brookside Developments Inc.	2635 Bateman Trail A	Erect-Street Townhouse - Condo-Erect 7 Unit Townhouse Block A All Units- 2 Store	7	1,101,000
Brookside Developments Inc.	2635 Bateman Trail B	Erect-Townhouse - Condo-Erect 7 Unit Townhouse Block B All Units- 2 Store	7	1,494,000
Brookside Developments Inc.	2635 Bateman Trail D	Erect-Townhouse - Condo-Erect 7 Unit Townhouse Block D - All Units 2 Store	7	1,101,000
Brookside Developments Inc.	2635 Bateman Trail M	Erect-Townhouse - Condo-Erect 7 Unit Townhouse Block M - All Units 2 Store	7	1,189,000
Brookside Developments Inc.	2635 Bateman Trail N	Erect-Street Townhouse - Condo-Erect 5 Unit Townhouse Block N All Units- 2 Store	5	804,000
Speyside East Corporation	3010 Colonel Talbot Rd	Alter-Medical Offices-Alter Interior Of Unit #4 For Optomotrist'S Office	0	180,000
Speyside East Corporation	3030 Colonel Talbot Rd	Alter-Retail Plaza-Alter Interior For Td Bank. Frr	0	590,000
Wonderland Power Centre Inc.	3169 Wonderland Rd S	Alter-Retail Plaza-Alter Interior For Restaurant Frr Fpo All Wor	0	235,000
1749360 Ontario Inc	353 Talbot St	Alter-Restaurant -Alter Interior To Expand Nite Owl Bar Into Adjacen	0	150,000
Farhi Holdings Corporation	383 Richmond St	Alter-Offices-Alter Interior Of 13 And 14 Floor Landlord Work. F	0	150,000
Bill Campbell London City	3851 Commerce Rd	Erect-Factories-Erect Industrial Shell Building #20 Frr Fpo Con	0	1,581,000
Dancor Forest City Inc.	3851 Commerce Rd	Install-Site Services-Install Site Servicing Frr	0	300,000
1830098 Ontario Ltd	395 Clarke Rd	Alter-Restaurant -Alter Interior For Popeyes Restaurant 3-Comp Sink	0	150,000
Wastell Developments Inc	400 Skyline Ave 3	Erect-Townhouse - Cluster Sdd-Erect A 2 Storey Cluster Sdd W/ 2 Car Garage, AC	1	326,000
Wastell Developments Inc	400 Skyline Ave 5	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 1.5 Car Garage, Unfi	1	135,000
Boardwalk Reit Properties Boardwalk Reit Properties Holdings Ltd Trustees	403 Commissioners Rd W	Alter-Apartment Building-Alter To Repair 14 Balconies. Frr	0	325,000
Boardwalk Reit Properties Boardwalk Reit Properties Holdings Ltd Trustees	405 Commissioners Rd W	Alter-Apartment Building-Alter To Repair 14 Balconies. Frr	0	325,000
Acg Developments Ltd.	515 Skyline Ave 53	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd W/ 2 Car Garage, Unfini	1	349,000
Escalade Property Corp.	61 Gunn St	Erect-Duplex-Erect 2 Storey Rental Duplex W/ 5 Bedrooms In Each	2	281,000
	65 Gunn St	Erect-Duplex-Erect 2 Storey Rental Duplex W/ 5 Bedrooms In Each	2	281,000
Graystone Development Group Limited	725 Eagletrace Dr 10	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ Unfinished Basement,	1	229,000
Graystone Development Group Limited	725 Eagletrace Dr 8	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ Unfinished Basement,	1	260,000

City of London - Building Division

October 05, 2011 08:10 AM

Principal Permits Issued From September 01, 2011 to September 30, 2011

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Canada Trust Company Attn: Lease & Tax Admin. Dep.	745 York St	Install-Offices-Install Replacement Roof Top Hvac Units. Ffr Fpo	0	150,000
	390 Dundas St	Alter-Apartment Building-Alter Interior Of Upper Units For Residential Unit	0	180,000

Total Permits 40 Units 51 Value 29,414,205

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