



Londor
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: December 18, 2012

RE: Monthly Report for November 2012

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

Permit Issuance

By the end of November, 4,044 permits had been issued with a construction value of approximately \$748.3 million dollars, representing 1,802 new dwelling units. Compared to last year, this represents a 8.9% increase in the number of permits, a 10.6% decrease in the construction value and a 51.9% increase in the number of dwelling units.

To the end of November, the number of single and semi detached dwellings issued were 742, which was a 10.1% increase over last year.

At the end of November, there were 307 applications in process, representing approximately \$65.9 million dollars in construction value and an additional 289 dwelling units, compared with 326 applications having a construction value of \$167 million dollars and an additional 606 dwelling units for the same period last year.

The rate of incoming applications for the month of November averaged out to 14.4 applications a day for a total of 316 in 22 working days. There were 50 permit applications to build 50 new single detached dwellings, 13 townhouse applications to build 32 units, 6 of which were cluster single dwelling units.

There were 298 permits issued in November totalling \$37,158,950 including 72 new dwelling units.

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Monthly Report for November 2012

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Inspections

Although multiple inspections may be booked and completed for a project on the same day (ie. structural framing and HVAC rough-in), only one inspection is counted in this report. This provides a more accurate depiction of the inspectors' workload.

Building Inspectors received 1,422 inspection calls and conducted 1,784 building permit related inspections with an additional 34 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,818 inspections or an average of 182 inspections made per inspector this month based on 9 inspectors*, which averages out to 9.3 inspections per day per inspector. (Note: 220 person working days – 25.5 vac/sick day/training = 194.5. There are a total of 9,795 active building permits or an average of 980 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.5% of the time.

Plumbing Inspectors received 726 inspection calls and conducted a total of 894 permit related inspections, there were 10 inspections performed that related to the Backflow Prevention Program. Inspections relating to complaints, orders and miscellaneous calls totalled a further 1 inspections. During the month, a total of 905 inspections were conducted with an average of 181 per inspector, which averages out to 9.2 inspections per day per inspector. (Note: 110 person working days – 9 vac/sick day/training = 101). Active building permits involving plumbing totalled 3,332 or 666 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.0% of the time.

*During the month of November, one building inspector was assigned office duties (no field inspections).



PK:cm
Attach.

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

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Kellogg Canada Inc C/O Glenn Forrester	100 Kellogg Lane	Alter-Food Processing Plant-Alter Interior. Ffr	0	105,000
Riocan Holdings Inc C/O Rio Can Management Inc	1030 Adelaide St N	Alter-Retail Store-Alter Interior Of Metro Store, Including New Demis	0	1,260,800
The Ironstone Building Company Inc	1030 Oakcrossing Gate A	Erect-Townhouse - Condo-Erect 6 Unit Townhouse Block, 2 Storey, Unfinished	6	1,065,000
The Ironstone Building Company Inc	1030 Oakcrossing Gate B	Erect-Townhouse - Condo-Erect 5 Unit Townhouse Block, 2 Storey, Unfinished	5	815,000
1093469 Ontario Limited	1080 Adelaide St N	Alter-Retail Plaza-Alter Canopy & Soffit On Exterior Of Plaza Frr	0	150,000
London White Oaks Investment Inc	1105 Wellington Rd	Alter-Shopping Centre- Alter Interior Of Cru 21in Food Court For Thai Ex	0	150,000
London White Oaks Investment Inc	1105 Wellington Rd	Alter-Shopping Centre-Alter Interior Of Unit 473 For Ardene Frr Fpo	0	225,000
1830529 Ontario Limited	120 Bessemer Rd	Alter-Offices-Alter Interior For Av-Base Frr	0	151,000
Kevin McMurray London Board Of Education School Board	1231 Fuller St	Add-Schools Elementary, Kindergarten-Add Gymnasium And Alter Interior For Classrooms.	0	1,800,000
First Capital (Byron Village) Corporation	1240 Commissioners Rd W	Alter-Retail Plaza-Alter Interior For Landlord Work. Re-Demise Rogers	0	250,000
Riokim Holdings (Ontario li) Inc.	1345 Huron St	Alter-Retail Store-Alter Interior For Talize Unit 1a. Ffr. Fpo.	0	275,000
Bsn London Corporation C/O Farhi Holdings	151 Dundas St	Alter-Restaurant -Alter To Change Facade. Ffr	0	140,000
Dancor Development	15825 Robin's Hill Rd	Install-Warehousing-Install Solar Panels. Ffr.	0	165,000
London City	1605 Max Brose Dr	Erect-Warehousing-Erect Industrial Building For A.T.S Frr Fpo Co	0	2,000,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Shopping Centre-Alter Interior Of Unit U038a For Express Clothing	0	350,000
Sun Life Assurance Company Of Canada	1703 Richmond St	Alter-Retail Plaza-Alter For Interior For Future Tenants Including Ne	0	275,000
First London East Developments Inc	1925 Dundas St	Install-Site Services-Install Site Services Argyle Mall	0	260,000
Kingston Development	2080 Beaverbrook Ave 11	Erect-Townhouse - Cluster Sdd-Erect One Storey Sfd W/2 Car Garage And Unfinished	1	200,000
Dave Schmidt Sunningdale Golf Club Ltd.	2081 Wallingford Ave 10	Erect-Townhouse - Cluster Sdd-Erect 1storey Cluster Sdd W/ Double Car Garage, P	1	251,000
Rembrandt Developments (London) Inc	2125 Wallingford Ave	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd With 2 Car Garage, A/C,	1	333,000
Aleck Harasym Harasym Homes Inc.	241 Woodholme PI-PVT	Erect-Townhouse - Cluster Sdd-Erect One Floor Sfd W/2 Car Garage, Finished Basem	1	490,000
300 Wellington St Partnership	300 Wellington St	Alter-Offices-Alter For Demising Wall & Tenant Finish, Unit 100.	0	150,000
3163059 Canada Limited C/O Labatt Brewing Co Ltd	303 Richmond St	Alter-Offices-Alter Interior For Offices ****Zoning -See Atta	0	220,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 213	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sfd/ 2 Car Garage/ Mostly Finished	1	245,000
	497 Central Ave	Erect-Apartment Building-Erect 5 Plex.	5	450,000
Starlight Investments Ltd C/O Greenwin Inc	59 Ridout St S	Alter-Apartment Building-Repair Balconies. Ffr	0	115,000
The London Potters Guild C/O London Clay Art Centre	664 Dundas St	Alter-Office Complex (Retail/Office)-Alter 2nd Floor	0	127,000
Gentrac Building Corporation	68 Woodholme Cls-PVT	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2-Car Garage, A/C, N	1	264,000
The Tdl Group Ltd	705 Wellington Rd	Alter-Restaurant -Alter Interior And Facade Changes For Tim Hortons	0	210,000
Byron Hills Estates Inc	727 Apricot Dr 2	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd W/ 2 Car Garage, No A/	1	230,000
Byron Hills Estates Inc	727 Apricot Dr 4	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sfd W/ Double Car Garage, Finished	1	222,000
Byron Hills Estates Inc	727 Apricot Dr 6	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sfd/ 2 Car Garage/ Mostly Finished	1	243,000
Thames Valley District School Board	80 St Lawrence Blvd	Add-Schools Elementary, Kindergarten-Add To Sir Issac Brock Elementary School For Full	0	700,000
London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Alter Interior For Linac. Ffr Fpo	0	165,000
Wharnccliffe South Developments Inc	820 Wharnccliffe Rd S	Alter-Medical Offices-Alter Interior For Blood Donor Clinic Frr Fpo	0	2,000,000
Megbrook Holdings Inc	841 Wellington Rd	Alter-Restaurant -Alter Interior For Qdoba Restaurant Unit B3 Frr	0	150,000
Pdkc 945-955 Huron Ltd C/O Greenwin Property Mgmt	945 Huron St	Alter-Apartment Building-Alter For Parking Garage Repairs Frr Submit Key	0	250,000
Sobeys Development Limited Partnership	981 Wonderland Rd S	Erect-Super Market-Erect Retail Building For Sobeys Grocery Store A	0	4,275,000

City of London - Building Division

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

Total Permits 38 Units 25 Value 20,726,800

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

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

INSPECTOR	PERMITS	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
NAME	CURRENT	ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1,455	6	13	2	8.5	0
J. Domaracki	1,106	25	17	3	7.7	9.8
E. Drost	770	1	2	2	3.4	10.6
T. Groeneweg	1,011	9	9	3	4.5	7.7
G. Giannos	923	7	10	0	6.1	8.1
M. MacDonald	1,037	17	11	1	8.9	9.7
J. Moore	0	0	0	0	0.2	10.3
J. Davis	525	3	0	0	9.6	11.7
A. DiCicco	916	6	5	1	5.3	8.1
J. Silcox	938	17	21	2	3.6	6.7
K. Wilding	1,114	5	4	0	6.2	8.6
TOTALS	9,795	96	92	14	64	91.3

**SUMMARY OF PLUMBING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD
NOVEMBER, 2012**

INSPECTOR	PERMITS	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
NAME	CURRENT	ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	436	0	0	5.9	9.6
P. Langdon	532	0	0	6.0	8.0
R. Psoyka	417	1	1	4.2	8.3
E. Turner	1,084	0	8	8.7	9.2
D. Webster	863	4	2	8.0	9.2
TOTALS	3,332	5	11	32.8	44.3

CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF November 2012

CLASSIFICATION	November 2012			to the end of November 2012			November 2011			to the end of November 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 FAMILY DWELLINGS	46	13,785,000	46	742	235,118,980	742	51	15,817,200	51	667	198,401,360	667
SEMI DETACHED DWELLINGS	0	0	0	1	120,000	0	2	466,000	2	5	1,664,000	7
TOWNHOUSES	11	4,358,000	20	137	58,852,824	280	15	8,393,000	39	145	66,615,940	310
DUPLEX, TRIPLEX, QUAD, APT BLDG	1	450,000	5	16	100,962,000	484	1	4,000,000	21	11	28,424,200	190
RES-ALTER & ADDITIONS	115	2,065,250	1	1,445	70,495,861	296	128	3,066,200	6	1,434	34,559,495	11
COMMERCIAL - ERECT	1	4,275,000	0	24	38,501,970	0	2	1,830,000	0	24	25,100,606	0
COMMERCIAL ADDITION	0	0	0	24	13,941,200	0	3	1,003,000	0	20	10,394,500	0
COMMERCIAL - OTHER	45	7,074,700	0	436	68,924,913	0	42	1,919,500	0	390	63,010,250	1
INDUSTRIAL - ERECT	1	2,000,000	0	12	11,105,000	0	3	33,611,000	0	18	42,787,000	0
INDUSTRIAL - ADDITION	0	0	0	11	1,798,000	0	2	1,060,000	0	14	19,453,700	0
INDUSTRIAL - OTHER	4	295,000	0	55	15,638,100	0	7	696,000	0	53	10,358,800	0
INSTITUTIONAL - ERECT	0	0	0	10	70,336,000	0	0	0	0	10	249,665,000	0
INSTITUTIONAL - ADDITION	3	2,560,000	0	17	32,254,800	0	0	0	0	18	65,027,205	0
INSTITUTIONAL - OTHER	8	258,000	0	136	25,830,680	0	13	3,439,700	0	129	92,620,950	0
AGRICULTURAL	0	0	0	3	142,000	0	2	57,000	0	9	440,000	0
SWIMMING POOL FENCES	2	38,000	0	247	3,914,737	0	6	68,500	0	198	3,168,814	0
ADMINISTRATIVE	2	0	0	163	318,406	0	4	3,000	0	161	373,975	0
DEMOLITION	7	0	6	92	0	155	5	0	3	73	0	60
SIGNS/CANOPY - CITY PROPERTY	8	0	0	26	0	0	2	0	0	16	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	44	0	0	447	0	0	59	0	0	321	0	0
TOTALS	298	37,158,950	72	4,044	748,255,471	1,802	347	75,430,100	119	3,716	912,065,795	1,186

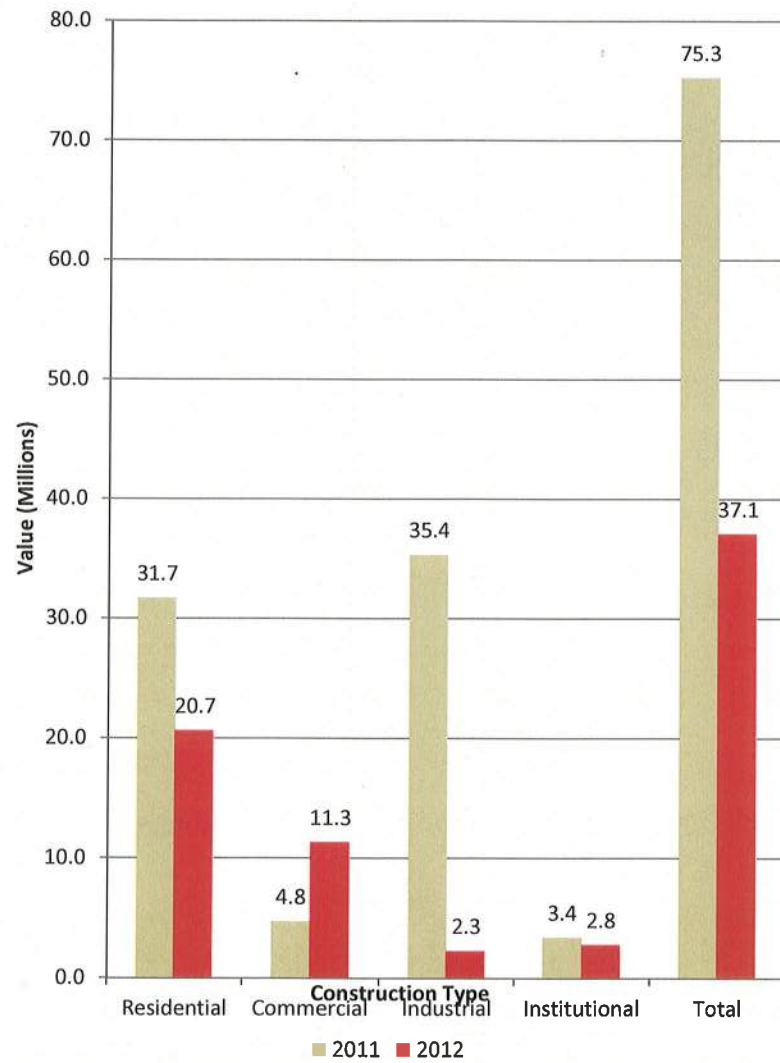
Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.

2) Mobile Signs are no longer reported.

December 14, 2012

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**Construction Value of Building Permits
November**



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

