



## 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:** November 11, 2011

**RE:** **Monthly Report for October 2011**

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

### **Permit Issuance**

By the end of October, 3,369 permits had been issued with a construction value of approximately 836.6 million dollars, representing 1,067 new dwelling units. Compared to last year, this represents a 16.5% decrease in the number of permits, a 39.4% increase in the construction value and a 34.2% decrease in the number of dwelling units.

To the end of October, the number of single and semi detached dwellings issued were 621, which was a 32.6% decrease over last year.

At the end of October, there were 372 applications in process, representing approximately 184 million dollars in construction value and an additional 582 dwelling units, compared with 294 applications having a construction value of 120 million dollars and an additional 251 dwelling units for the same period last year.

The rate of incoming applications for the month of October averaged out to 16.0 applications a day for a total of 337 in 21 working days. There were 46 permit applications to build 46 new single detached dwellings, and 15 townhouse applications to build 27 units, 12 of which were cluster single dwelling units.

There were 335 permits issued in October totalling \$221,315,490 including 105 new dwelling units.

Analysis of the issue dates show that for the month of October all types of permits, 25% were issued within 1 week, 40% were issued within 2 weeks and 65% were issued within 3 weeks. The report indicates that for single and semi detached dwellings, 24% were issued within 1 week, 38% were issued within 2 weeks, 71% were issued within 12 days, and 89% were issued within 3 weeks and 4 weeks.

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**Monthly Report for October 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 1,235 inspection calls and conducted 1,530 building permit related inspections with an additional 54 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,584 inspections or an average of 158 inspections made per inspector this month based on 10 inspectors, which averages out to 8.8 inspections per day per inspector. (Note: 200 person working days – 20 vac/sick day/training = 180 . There are a total of 9,754 active building permits or an average of 975 permits per inspector.

*Plumbing Inspectors* received 587 inspection calls and conducted a total of 782 permit related inspections, there were 19 inspections performed that related to the Backflow Prevention Program. Inspections relating to complaints, orders and miscellaneous calls totalled a further 1 inspection. During the month a total of 802 inspections were conducted with an average of 160 per inspector, which averages out to 8.4 inspections per day per inspector\*. (Note: 100 person working days – 5 vac/sick day/training = 95). Active building permits involving plumbing totalled 3,536 or 707 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  
OCTOBER 2011**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1,273	8	17	5	6.1	8.1
J. Domaracki	1,015	19	16	1	8.2	10.1
E. Drost	811	3	2	0	4.2	8.5
T. Groeneweg	1,014	10	6	3	3.9	7.1
G. Giannos	928	18	15	0	6.9	9.2
M. MacDonald	1,068	18	11	0	9.6	9.8
J. Davis	976	4	3	0	9.8	10.6
A. DiCicco	570	4	3	0	2.5	8.1
J. Silcox	989	20	25	3	4.4	6.4
K. Wilding	1,110	10	11	1	6.0	8.5
<b>TOTALS</b>	<b>9.754</b>	<b>114</b>	<b>109</b>	<b>13</b>	<b>61.6</b>	<b>86.4</b>

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

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	547	0	0	5.7	9.3
P. Langdon	617	0	0	8.1	7.9
R. Psocka	460	1	1	3.2	6.7
E. Turner	1,048	0	3	5.1	8.3
D. Webster	864	1	2	7.2	8.7
<b>TOTALS</b>	<b>3,536</b>	<b>2</b>	<b>6</b>	<b>29.3</b>	<b>40.9</b>

**October – 2011**  
**Municipal Law Enforcement Services**

<b>By-Law Enforcement</b>	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	1,180		
New Complaints Received	246	249	283	346	716	656	593	618	366	278		
Complaints YTD	246	498	785	1,131	1,858	2,519	3,119	3,741	4,112	4,394		
Properties cleared YTD	16	18	41	86	113	191	269	367	456	531		
Cost to Clear YTD \$	3,500	3,800	8,800	18,100	27,500	44,500	70,400	93,000	116,400	136,000		
Active Pool Fence Files	129	131	134	153	159	174	175	173	166	160		

<b>Property Standards</b>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Active Files	454	452	444	448	460	459	452	461	433	437		
New Complaints Received	33	31	44	57	71	74	70	64	105	60		
Complaints YTD	33	75	142	206	295	396	466	561	702	775		
VS Payment Requests YTD	39	86	100	153	153	153	153	153	153	174		

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

Municipal Law Enforcement Officers worked alongside London Police COR Unit during UWO Homecoming and Halloween weekend.

City of London - Building Division

November 01, 2011 07:11 AM

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
I Just Love This Place Ltd	103 Fanshawe Park Rd E	Add-Restaurant -Add To Mcdonalds At Front Vestibule In North-East	0	192,000
Pond Mills Square Realty Inc C/O Romspen Asset Corp	1200 Commissioners Rd E	Alter-Offices-Alter Interior For Offices. Ffr Fpo. Sprinkler Hea	0	540,000
Monsanto Canada Inc	1288 Glanworth Dr	Add-Warehousing-Add And Alter To Lab Research And Offices Building	0	1,653,000
Sifton Properties Ltd	1357 Somerville Dr-PVT	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage & Unfi	1	225,000
Agriculture Canada	1391 Sandford St	Add-Federal Buildings-Add Green House And Header House. Ffr. Fpo. F	0	5,616,700
Ryder Truck Rental Canada Ltd	1459 Sise Rd	Install-Warehousing-Install For New Storm Septor. For Ryder Truck Rent	0	800,000
Canada Trustco Mortgage Company	1663 Richmond St	Alter-Financial Institution-Alter Interior Of Td Canada Trust. Frr	0	150,000
1657682 Ontario Inc	1814 Shore Rd	Erect-Townhouse - Condo-Erect 6 Unit Townhouse Block P, All Units 2 Storey	6	1,036,000
1657682 Ontario Inc	1814 Shore Rd F	Erect-Townhouse - Rental -Erect 6 Unit Townhouse Block F. Units 30, 32, 34,	6	1,037,000
1657682 Ontario Inc	1814 Shore Rd G	Erect-Townhouse - Condo-Erect 6 Unit Townhouse Block G, All Units 2 Storey	6	1,036,800
1657682 Ontario Inc	1814 Shore Rd I	Erect-Townhouse - Condo-Erect 4 Unit Townhouse Block I, All Units 2 Storey	4	950,000
Hampton Ridge Communities	1900 Shore Rd 16	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ Upper Loft, 2 Car	1	251,000
1830098 Ontario Ltd	1905 Dundas St	Alter-Retail Plaza-Alter Interior Of Unit 1 For Starbucks Coffee. Ffr	0	150,000
1571054 Ontario Inc	2205 Wharncliffe Rd S	Add-Retail Store-Add Basement And Main Floor To Retail Store Big A	0	625,000
University Of Western Ontario-Board Of Governors	2525 Bonder Rd	Erect-University-Erect Wind Research Dome. Ffr Fpo. Foundation And	0	6,500,000
Sifton Properties Ltd.	2536 Marlene Stewart Pl-PVT	Erect-Townhouse - Cluster Sdd-Erect A 1 Storey Cluster Sdd W/ 2 Car Garage, A/	1	290,000
Sifton Properties Ltd.	2544 Marlene Stewart Pl-PVT	Erect-Townhouse - Cluster Sdd-Erect A One Storey Cluster Sdd W/ 2 Car Garage, Re	1	236,000
London Goodwill Industrial Association	255 Horton St E	Alter-Offices-Alter Interior Of Level 3 For Offices. 3 Day. Frr	0	330,000
Brookside Developments Inc.	2635 Bateman Trail C	Erect-Townhouse - Condo-Erect 6 Unit Townhouse Block C - All Units 2 Store	6	935,000
Brookside Developments Inc.	2635 Bateman Trail E	Erect-Townhouse - Condo-Erect 6 Unit Townhouse Block E - All Units 2 Store	6	935,000
Sifton Properties Limited	2764 Sandra Post Ln-PVT	Erect-Street Townhouse - Condo-Erect Semi-Detached In Condo Development, Unfinish	2	507,000
Sifton Properties Limited	2765 Sandra Post Ln-PVT	Erect-Street Townhouse - Condo-Erect Semi-Detached In Condo Development, Unfinish	2	476,000
3m Canada Company	300 Tartan Dr	Install-Offices-Install/Extend Storm Sewer In New Employee Parking	0	850,000
Mkh Cherryhill Commerical Inc C/O Minto Group	301 Oxford St W	Alter-Offices-Alter Interior For Passport Office. Frr/Fpo	0	900,000
Southside Construction (London) Limited	3020 Colonel Talbot Rd	Alter-Restaurant -Alter Interior For New Restaurant And Add Patio. F	0	150,000
First London East Developments Inc	340 Clarke Rd	Alter-Retail Plaza-Alter Interior Of Unit J1 For Reitmans. Argyle	0	194,000
London Transit Commission	3508 Wonderland Rd S	Install-Non-Residential Accessory Building-Install Solar Panels Frr	0	150,000
Wastell Developments Inc	400 Skyline Ave 8	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sfd W/ 2 Car Garage, Unfinished Bas	1	245,000
Wastell Developments Inc	400 Skyline Ave 18	Erect-Townhouse - Cluster Sdd-Erect A 2 Storey Cluster Sdd W/ 2 Car Garage, AC,	1	299,000
Wastell Developments Inc	400 Skyline Ave 27	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd W/ 2 Car Garage, Unfini	1	316,000
2266779 Ontario Limited	4226 Raney Cres	Alter-Warehousing-Alter Interior For 2 Tenant Spaces/ Offices & Wash	0	214,000
	425 Southdale Rd W	Alter-Restaurant -Interior Alter For Buffalo Wild Wings Frr Fpo	0	236,000
Westwood Power Centre Inc.	425 Southdale Rd W	Alter-Retail Store-Alter Interior For Moksha Yoga. Frr Fpo	0	123,000
1145505 Ontario Limited	45 Artisans Cres	Add-Warehousing-Add Office And Warehouse. Conditional Foundation	0	2,000,000
Acg Developments Ltd.	515 Skyline Ave 12	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sfd W/ 2 Garage, Unfinished Basemen	1	370,000
Finch Chevrolet Cadillac Buick Gmc Ltd	640 Wonderland Rd N	Add-Automobile Sales & Service-Demolish And Rebuild Part Of The Building And Add	0	2,500,000
Sab Realty Limited	655 Fanshawe Park Rd W	Alter-Offices-Alter Interior For Optometry And Spa. Frr Fpo 3	0	200,000
1423197 Ontario Inc	696 Commissioners Rd W 15	Erect-Townhouse - Cluster Sdd-Erect One Floor Sfd W/ 2 Car Garage And Finished B	1	264,000
Selby Inc.	700 Richmond St	Alter-Offices-Interior Alter For Offices. Ffr Fpo	0	120,000

City of London - Building Division

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Graystone Development Group Limited	725 Eagletrace Dr 15	Erect-Townhouse - Cluster Sdd-Erect New1 Storey Cluster Sdd W/ 2 Car Garage, 24'	1	267,000
Cedar Hollow Developments Limited	765 Killarney Rd D	Erect-Townhouse - Condo-Erect 5 Unit Townhouse Condo Block D - All Units O	5	766,000
Auburn Homes Inc	765 Killarney Rd E	Erect-Townhouse - Condo-Erect 5 Unit Townhouse Condo Block E - All Units O	5	766,000
Penretail Managment Ltd C/O Bentall Retail Services	785 Wonderland Rd S	Alter-Retail Plaza-Alter Interior For Financial Institution. Fpo Frr	0	450,000
London Health Sciences Centre / St. Joseph'S Health Care, London	801 Commissioners Rd E	Erect-Hospitals-Erect Mental Heath Facility Frr Fpo Condition	0	167,980,000

Total Permits 44      Units 58      Value 203,831,500

\* 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 October 2011

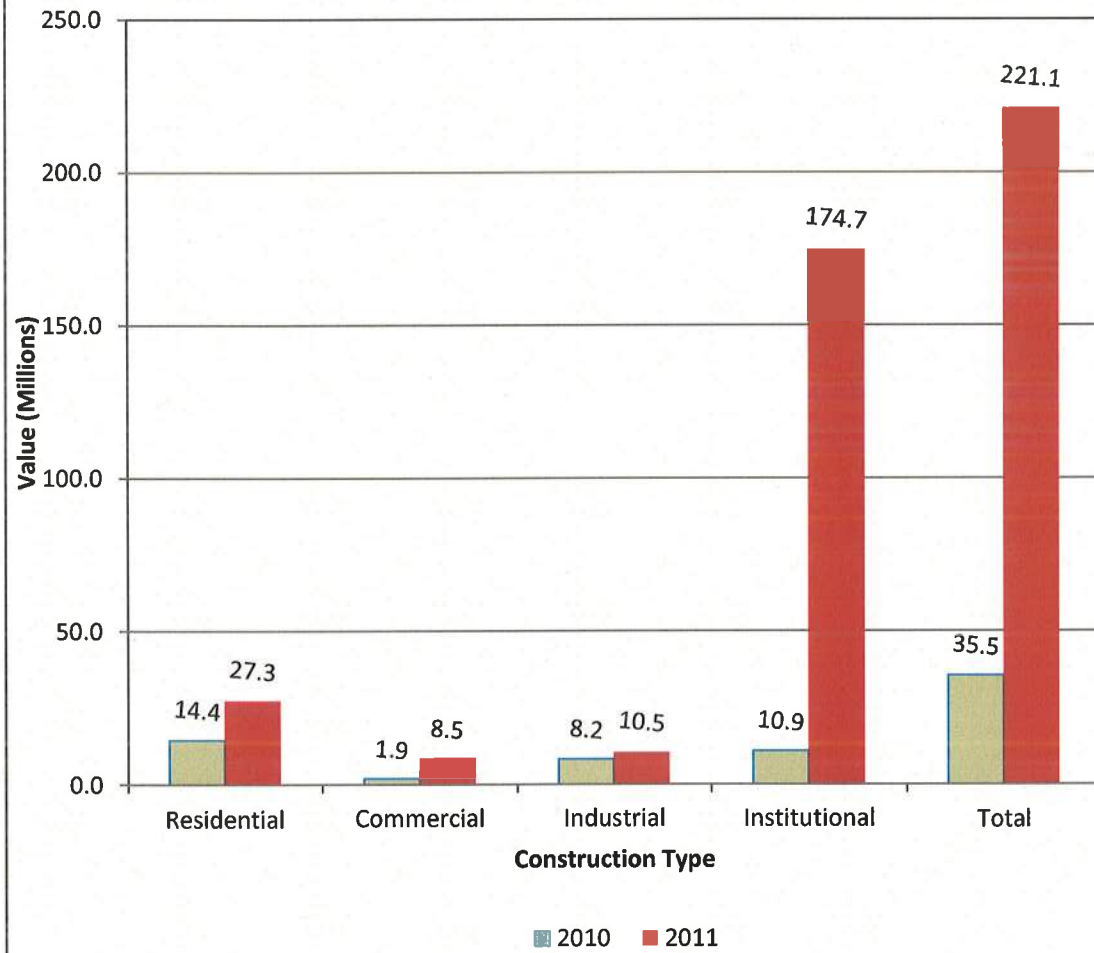
CLASSIFICATION	October 2011			to the end of October 2011			October 2010			to the end of October 2010		
	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS
SINGLE DETACHED DWELLINGS	45	14,399,800	45	616	182,584,160	616	30	6,259,000	30	915	190,478,990	
SEMI DETACHED DWELLINGS	0	0	0	3	1,198,000	5	1	214,000	2	3	734,000	
TOWNHOUSES	20	11,207,800	58	130	58,222,940	271	15	4,519,400	32	161	45,291,600	
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	10	24,424,200	169	0	0	0	8	52,775,800	
RES-ALTER & ADDITIONS	112	1,725,440	2	1,306	31,493,295	5	143	3,406,650	1	1,580	36,408,341	
COMMERCIAL - ERECT	0	0	0	22	23,270,606	0	1	67,000	0	50	50,881,092	
COMMERCIAL ADDITION	3	3,317,000	0	17	9,391,500	0	0	0	0	20	18,868,000	
COMMERCIAL - OTHER	48	5,229,400	0	348	61,090,750	1	29	1,878,400	0	335	48,890,001	
INDUSTRIAL - ERECT	0	0	0	15	9,176,000	0	3	5,400,000	0	15	21,360,000	
INDUSTRIAL - ADDITION	4	9,299,700	0	12	18,393,700	0	2	2,619,000	0	7	4,902,800	
INDUSTRIAL - OTHER	5	1,173,000	0	46	9,662,800	0	9	224,000	0	46	4,481,865	
INSTITUTIONAL - ERECT	3	174,495,000	0	10	249,665,000	0	1	10,000,000	0	20	70,690,000	
INSTITUTIONAL - ADDITION	1	50,000	0	18	65,027,205	0	1	300,000	0	12	26,426,000	
INSTITUTIONAL - OTHER	8	157,750	0	116	89,181,250	0	7	563,000	0	136	24,334,290	
AGRICULTURAL	2	60,000	0	7	383,000	0	0	0	0	3	315,000	
SWIMMING POOL FENCES	10	181,300	0	192	3,100,314	0	14	340,500	0	203	3,146,455	
ADMINISTRATIVE	20	19,300	0	157	370,975	0	3	0	0	117	309,200	
DEMOLITION	4	0	5	68	0	57	9	0	5	70	0	
SIGNS/CANOPY - CITY PROPERTY	0	0	0	14	0	0	0	0		20	0	
SIGNS/CANOPY - PRIVATE PROPERTY	50	0	0	262	0	0	37			316	0	
<b>TOTALS</b>	<b>335</b>	<b>221,315,490</b>	<b>105</b>	<b>3,369</b>	<b>836,635,695</b>	<b>1,067</b>	<b>305</b>	<b>35,790,950</b>	<b>65</b>	<b>4,037</b>	<b>600,293,434</b>	<b>0</b>

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

November 10, 2011



**Construction Value of Building Permits  
October**



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

