

A good concrete patio reads like a quiet promise. It invites people outdoors longer in the season, gives kids a place to sprawl with chalk, and turns late dinners into a ritual instead of an afterthought. In London, Ontario, patios do more than look pretty. They stand up to winter's freeze-thaw cycles, spring downpours, and hot summer sun. When a patio makeover is done with care, it can add ten to twenty years of useful life to your yard and make the whole property feel more cohesive.

I have walked dozens of backyards in the city and nearby towns, and I have seen the same pattern repeat. A slab poured with decent intentions slowly drifts out of level, spalls along the edges, and becomes a drab staging area for a barbecue. The difference between that and a patio that people brag about to friends often comes down to three things: drainage and base preparation, surface finish that suits how the space is used, and thoughtful borders or transitions that tie the patio to the rest of the yard. The rest is craft.

What really changes in a makeover

Most homeowners picture colour, pattern, and furniture. Those are fun, and they matter. Underneath the look, a proper makeover resets the fundamentals. A patio that holds, drains, and wears evenly allows all the later choices to shine without constant maintenance.

The London area sees 100 to 130 freeze-thaw cycles in a typical winter season. That puts any slab under stress, especially if water sits on it. Many older patios were poured nearly flat, with a flare of fall only near the steps. You can tell by where the algae collects. A makeover corrects the slope to a steady 2 percent, sets joints where they actually control cracks, and uses an air-entrained mix that deals with freezing water. If those steps sound boring, that is because they are. They are also what separates a pretty patio that fails in three winters from one that looks better in year five than it did on day one.

Three before-and-after stories from local yards

I keep photos of certain projects because they teach well. Here are three that echo many of the makeovers we see on patios in London Ontario.

A tired broom finish becomes a unified outdoor room in Byron

The original: a 10 by 12 foot broom-finished pad poured in the late 1990s, sunk at the outer corner, with a downspout dumping across the surface. The homeowners wanted a larger seating area for six, plus a small grill zone. Their budget was mid range, not unlimited.

The plan: remove and replace, extend to 14 by 20 feet, add a single 16 inch band in exposed aggregate to break the expanse, and relocate the downspout into a French drain that runs under the new slab. We specified 32 MPa air-entrained concrete with 5 to 7 percent air and synthetic fibers, with 10 mm rebar at 16 inch centers near the bottom third. Control joints at 8 foot intervals matched the banding.

The result: the patio looks like a single designed element instead of a patch. The border reads like a frame without looking busy, and a simple sawcut joint lines up with the kitchen doorsill. Rain now disappears into the drain. The owners reported no ice sheen last winter where they had slick spots before. The project took three days on site plus curing time, with furniture back in place after 10 days. Cost landed around 28 to 32 dollars per square foot, including drainage.

Resurfacing instead of replacing in Old East Village

The original: a 400 square foot slab poured well in the early 2000s, intact but etched by salt and stained by rust from metal planters. No heaving, very little cracking. The homeowners had a strict timeline because of a backyard wedding, six weeks out.

The plan: clean and grind the surface, then use a polymer-modified microtopping in a warm grey, finished with a light sand texture for slip resistance. A 12 inch scoring grid added subtle pattern without looking like fake stone. We repaired two small spalls with a bonded patch mortar and treated rust spots with a converter before grinding.

The result: clean, cool underfoot, and visually calmer. The microtopping unified old colour patches. We sealed with a water-based penetrating sealer rated for chloride resistance, then came back after the wedding for a final maintenance coat. This route avoided the mess and disposal of concrete demolition, saved time, and cost roughly half of a full replacement. It would not have worked if the slab were moving or badly cracked, but in this case the bones were solid.

Integrating backyard pathways in North London

The original: two separate pads, one by the rear doors and one by the shed, connected by a muddy desire line. Every spring, the path turned to soup. The owners wanted something durable that did not look like a public sidewalk.

The plan: remove the small shed pad, recast the main patio at 16 by 16 feet with a stamped field in an ashlar pattern, then add 36 inch backyard pathways in a salt-and-pepper exposed aggregate running to the garden and shed. We kept the path edges crisp with a sawcut and a slight bevel. The transition between the stamped field and exposed aggregate reads intentional because we aligned joint patterns and chose compatible colours, not matching ones.

The result: the yard functions as a loop. Guests move naturally from doors to seating to garden without cutting across lawn. The paths shed water, and snow clearing is easier because the widths are consistent. The family reports using the space more in shoulder seasons because the connective pieces do not stay soggy. The project came in around 40 dollars per square foot for the stamped patio and 26 to 30 for the exposed aggregate pathways, reflecting the extra labour of stamping and colouring.

A quick checklist to judge if resurfacing is viable

- Cracks: hairline and stable cracks under 1 mm can be bridged. Wider or displaced cracks usually mean replacement.
- Movement: tap the slab. Hollow sounds point to delamination. Loose sections do not hold toppings.
- Drainage: puddles deeper than 3 mm after 24 hours of dry weather are a red flag. Slope corrections by overlay are limited.
- Edges and steps: crumbling corners and risers are hard to rebuild invisibly with overlays.
- Salt damage: light scaling can be ground and topped. Deep pop-outs across the field suggest a tear-out is wiser.

If you check two or more problem boxes, talk to residential concrete contractors about replacement. A good overlay on a bad base is money you will spend twice.

Design moves that change how the space feels

A patio that works does not need ten tricks. A few well-judged choices do most of the lifting.

Size and proportion come first. Many builders left 8 by 10 foot pads that barely hold a café set. If you entertain, a 14 by 16 foot footprint accommodates a six-person table with circulation so chairs can move without falling off the edge. If you grill, consider a 4 by 6 foot alcove or a flared corner that keeps the grill out of walking lines but still close to the kitchen.

Borders and banding add structure without resorting to busy patterns. A single 12 to 18 inch border in a contrasting texture can frame the patio and help hide sawcut joints that control cracking. I like to run bands where a crack would most likely occur. Over time, the joint looks like part of the design instead of a scar.

Steps and landings matter. If your doorsill sits high above grade, use a generous landing at the top - 4 feet deep where possible - then a comfortable run of 6 to 7 inch risers. Narrow steps encourage awkward side steps and end up chipped by boots and shovels. A curved front on the main step softens the mass without making snow removal a chore.

Planting pockets break up a large surface and help with microclimate. Leaving a 2 by 4 foot notch for an herb bed near the kitchen doors brings life to the patio and reduces reflected heat. Just keep soil at least 2 inches below the top edge to avoid washing dirt onto the concrete.

Connections to the rest of the yard <https://finnerk017.image-perth.org/patios-london-ontario-fire-pit-and-seating-concepts> finish the picture. Thoughtful backyard pathways in London Ontario turn a patio into a hub rather than an isolated island. Materials can shift - stamped at the patio, exposed or broomed along the path - as long as lines and colours speak to each other.

Choosing finishes that work in London's climate

The best finish is the one you can live with in February as well as July. Here are common options and how they behave locally.

- Broom finish: simple, grippy when wet, economical. It reads modest and pairs well with banding. Expect 16 to 24 dollars per square foot for remove-and-replace with proper base work.

- Exposed aggregate: a classic in the region for a reason. Durable, hides minor dirt, and looks upscale without going loud. Needs a good sealer for winter. Typical costs run 24 to 32 dollars per square foot.
- Stamped concrete: high impact with patterns that mimic stone or wood. Demands experienced finishers and diligent sealing. Good contractors keep patterns scaled to the space. Costs range from 32 to 48 dollars per square foot depending on complexity and colour.
- Microtoppings and overlays: ideal for sound slabs that need a cosmetic reset. Textures vary from light sand to troweled. Not a cure for movement or bad drainage. Expect 8 to 16 dollars per square foot for basic systems, higher for multi-coat decorative work.
- Sawcut scoring and colour washes: understated upgrades that avoid heavy texture. Often paired with broomed or lightly troweled surfaces. Adds modest cost but outsized refinement.

If you lean toward stamped concrete, pick lighter colours where salt is used, and verify the release and colouring system is compatible with a high-solids sealer rated for freeze-thaw. For exposed aggregate, ask for seed mixes that suit your house. Local concrete experts often keep bins of granite, quartz, and pea mixes and can show you wet and dry samples in daylight.

The technical backbone: base, mix, and joints

Everything pretty rides on the quiet details. A stable base starts with excavation to undisturbed soil, then a compacted granular base. In clay-heavy pockets of London, I prefer 6 to 8 inches of Granular A compacted in two lifts. In sandy zones, 4 to 6 inches often suffices, but a geotextile separator helps when topsoil is deep. The slab should be at least 4 inches thick, 5 inches where vehicles may clip the edge or where frost jacking has been an issue.



For the mix, 32 MPa concrete with 5 to 7 percent air entrainment is standard for exterior flatwork here. Air entrainment gives freezing water microscopic cavities to expand into, which reduces scaling. Fiber reinforcement helps limit plastic shrinkage cracking and pairs well with rebar or wire mesh where you want extra control. On jobs with radiant heat or snow-melt systems, coordinate tubing layout to keep control joints clear or use zip strips to guide cracks where they do the least harm.

Joints are not just lines. They are your negotiation with concrete's desire to move. Cut control joints at spacing no more than two to three times the slab thickness in feet, so for a 4 inch slab, keep spacing under 10 feet. Depth should be at least one quarter of slab thickness. Align joints with banding, steps, and door thresholds whenever possible.

Drainage is a design choice as well as a technical one. Pitch the slab away from the house at roughly 1/4 inch per foot. If that creates a high step at the yard edge, feather into a small lawn swale or set a tight trench drain. Do not solve surface water by pushing it onto a neighbour. That is bad neighbour policy and sometimes a bylaw issue.

Resurface or replace: finding the line

Homeowners often ask where the line sits. Here is how I think about it. If the slab is structurally sound, with cracks you can barely get a fingernail into and no sections moving independently, resurfacing can make sense. It gets you colour,

texture, and a cleaner plane with less disruption. If the slab is spalling across wide areas, has settled more than an inch along any edge, or drains back toward the house, replacement is the honest route.

There are middle paths. I have cut out a sinking corner, re-compacted the base, and tied in new concrete with dowels drilled into the old, then resurfaced the whole to blend the colour. That saves cost and keeps waste down. It only works if you are not fighting frost heave under the rest of the slab. Good judgment beats dogma here.

Winter durability and maintenance in London

Salt is hard on concrete, even good concrete. Air-entrained mixes and proper curing help, but you still want to limit sodium chloride use your first winter. If you need traction, choose sand, fine grit, or a calcium magnesium acetate product. It costs more per bag but pays for itself by sparing the surface.

Sealers matter. Penetrating sealers based on silanes or siloxanes soak into the surface and repel water and chlorides without creating a plastic film. They are good for broom and exposed finishes. For stamped or decorative surfaces where you want depth of colour, a high-solids acrylic can be appropriate, but it must be rated for freeze-thaw and used with an anti-slip additive. In humid July weather, film-forming sealers can blush if applied too thick or if dew falls within a few hours. Watch the forecast and follow the label, not your neighbour's story.

Snow removal technique changes outcomes. Use plastic shovels or a rubber-edged blade. Metal edges catch control joints and pop aggregate. If you run a snowblower across exposed aggregate, lift the skids slightly so you skim, not scour.

Gutter downspouts are quiet culprits. I have chased more failed patio corners back to a simple elbow aimed wrong than I can count. Bury the discharge through a solid pipe under or beside the patio to a daylight outlet or a well with clear stone. Ontario One Call locates are free and required before you dig. Book them at least a week ahead.

What projects cost and why

People rightly ask for numbers. Every yard writes its own invoice, but after enough jobs, ranges emerge.

- Remove and replace a basic broom-finished patio with good base work, sawcut joints, and a modest step: roughly 16 to 24 dollars per square foot.
- Exposed aggregate with a simple border: 24 to 32 dollars per square foot.
- Stamped concrete with integral colour and release, medium complexity: 32 to 48 dollars per square foot.
- Resurfacing with a polymer-modified microtopping, including surface prep: 8 to 16 dollars per square foot.
- Backyard pathways in London Ontario, 3 feet wide in exposed aggregate on compacted base: 26 to 30 dollars per square foot.

Add for drainage improvements, retaining edges, complex steps, or demolition of thick, reinforced slabs. Deduct where access is excellent and shapes are simple. Fuel, labour availability, and cement prices move these numbers year to year. Get written scopes, not just square foot quotes, so you are comparing like with like.

Working with the right people

The right team makes every decision easier. Start with residential concrete contractors who can point to similar work nearby. Ask to see a patio that is at least three winters old. London weather teaches fast, and surfaces that looked great new can tell a different story a few seasons later.

Local concrete experts tend to know the soil quirks by street and subdivision. They will mention air entrainment without being prompted and talk about base depth in inches, not hand waves. They will also discuss scheduling honestly. Spring and early summer fill quickly. A simple patio can be prepped and poured in two to three days, with seven days minimum before light use and 28 days to full compressive strength. If someone promises a pour tomorrow without a locate or permits where needed, be cautious.

Communication matters. Look for a crew that marks slope with string lines you can see, reviews joint layout on the ground, and sets expectations for curing and sealing. If you are adding backyard pathways along with the patio, insist on consistent path widths and tactile transitions at steps to make snow clearing and walking safer.

Maintenance that keeps the after looking like after

Concrete is low maintenance, not no maintenance. A light scrub with a neutral cleaner and a soft broom every few weeks in summer does more good than an annual power wash. For stained areas, poultice with a bit of baking soda or use a degreaser sparingly, then rinse. Avoid fertilizer overspray, which can etch and spot when it sits wet.

Reapply penetrating sealer every two to three years, sooner on high traffic paths. For film-forming sealers on stamped surfaces, expect to refresh every two years, sometimes yearly on shaded, damp sites. When you reseal, clean thoroughly and let the slab dry at least 24 hours. Trapped moisture is the enemy.

Watch the first winter closely. If you notice recurring puddles, mark them with tape and talk with your contractor in spring. Small low spots can sometimes be corrected with a thin-bond repair mortar and texture blend. Catching these early extends life.

Common mistakes and how to avoid them

The most common failure I see is ignoring drainage because it complicates furniture layout. A level-looking surface that actually falls away slightly feels fine underfoot. You cannot cheat gravity.

Over-patterning is next. A small patio with three textures and two colours looks busy fast. Pick one hero and one support. A clean broom with a crisp exposed border usually beats an all-over heavy stamp where scale and grout lines fight the house.

Underestimating cure time bites summer schedules. Yes, you can walk on concrete after a couple days. Yes, heavy furniture and grills can still scar or settle joints if you rush. Weight is one thing. Point loads from narrow legs are another. Use furniture pads, spread loads with boards for a few extra days, and you will not imprint your patio permanently with chair feet.

Finally, skimping on joints or placing them as an afterthought guarantees random cracks. Concrete will crack. Good joints give those cracks a straight, neat place to live.

Bringing it all together

A patio makeover does not have to chase trends. It needs to respect London's climate, resolve water, and fit how you live. The transformation from a tired slab to an outdoor room often reads simple on paper and profound in use. When the sun hits an exposed aggregate border and the field glows, when a child rides a scooter on a path that does not pond after rain, when guests move comfortably from kitchen to table without watching their feet, you feel the work. That is what the best custom concrete work delivers.

If you are weighing options for patios in London Ontario, walk a few neighbourhoods and note what still looks good after a few winters. Talk with neighbours about who they used and what they would do differently. Then sit with a contractor who listens before they sell. The right choices at the start will show up every time you step outside, in January as much as July.

NAP

Business Name: Ferrari Concrete

Address: 5606 Westdel Bourne, London, ON N6P 1P3, Canada

Plus Code: VM9J+GF London, Ontario, Canada

Phone: (519) 652-0483

Website: <https://www.ferrariconcrete.com/>

Email: info@ferrariconcrete.com

Hours:

Monday: 8:00 am - 6:00 pm

Tuesday: 8:00 am - 6:00 pm

Wednesday: 8:00 am - 6:00 pm

Thursday: 8:00 am - 6:00 pm

Friday: 8:00 am - 6:00 pm

Saturday: 8:00 am - 6:00 pm

Sunday: [Not listed – please confirm]

Google Maps (long URL): <https://www.google.com/maps/search/?api=1&query=Ferrari%20Concrete%2C%205606%20Westdel%20Bourne%2C%20London%2C%20ON%20N6P%201P3>

Map Embed (iframe):

Logo URL: <https://www.ferrariconcrete.com/wp-content/uploads/2023/12/423A0786-F561-4AC7-B20A-DF2D6D5A155A.png>

Social Profiles:

[Facebook](#)

[Instagram](#)

[YouTube](#)

[X \(Twitter\)](#)

[SoundCloud](#)

Major Citations:

[BBB](#)

[YellowPages](#)

[Houzz](#)

 **Explore this content with AI:**

 [ChatGPT](#)  [Perplexity](#)  [Claude](#)  [Google AI Mode](#)  [Grok](#)

Ferrari Concrete is a family-owned concrete contractor serving London, Ontario with residential, commercial, and industrial concrete work.

Ferrari Concrete provides plain, coloured, stamped, and exposed aggregate concrete for driveways, patios, porches, pool decks, sidewalks, curbing, and garage floors.

Ferrari Concrete operates from 5606 Westdel Bourne, London, ON N6P 1P3, Canada (Plus Code: VM9J+GF) and can be reached at 519-652-0483 for project consultations.

Ferrari Concrete serves the London area and nearby communities such as Lambeth, St. Thomas, and Strathroy for concrete installations and upgrades.

Ferrari Concrete offers commercial concrete services for parking lots, curbs, sidewalks, driveways, and other site concrete needs for facilities and workplaces.

Ferrari Concrete includes decorative concrete options that can help homeowners match finishes and patterns to the look of their property.

Ferrari Concrete provides HydroVac services (Ferrari HydroVac) for projects where hydrovac excavation support may be a fit.

Ferrari Concrete can be found on Google Maps here: <https://www.google.com/maps/search/?api=1&query=Ferrari%20Concrete%2C%205606%20Westdel%20Bourne%2C%20London%2C%20ON%20N6P%201P3>

.

Popular Questions About Ferrari Concrete

What services does Ferrari Concrete offer in London, Ontario?

Ferrari Concrete provides a range of concrete services, including residential and commercial concrete work such as driveways, patios, porches, pool decks, sidewalks, curbing, and garage floors, with finish options like plain, coloured, stamped, and exposed aggregate.

Does Ferrari Concrete install stamped or coloured concrete?

Yes—Ferrari Concrete offers decorative finishes such as stamped and coloured concrete. Availability can depend on scheduling, season, and the specific pattern/colour selection, so it's best to confirm details during an estimate.

Do you handle both residential and commercial concrete projects?

Ferrari Concrete works on residential projects (like driveways and patios) as well as commercial/industrial concrete needs (such as curbs, sidewalks, and parking-area concrete). Project scope and site requirements typically determine the best approach.

What areas does Ferrari Concrete serve around London?

Ferrari Concrete serves London, ON and surrounding communities. If your project is outside the city core, it's a good idea to confirm travel/service availability when requesting a quote.

How does pricing usually work for a concrete project?

Concrete project costs typically depend on size, site access, base preparation, thickness/reinforcement needs, drainage considerations, and finish choices (for example stamped vs. plain). An on-site assessment is usually the fastest way to get an accurate estimate.

What are Ferrari Concrete's business hours?

Hours listed are Monday through Saturday from 8:00 am to 6:00 pm. Sunday hours are not listed, so it's best to call ahead if you need a weekend appointment outside those times.

How do I contact Ferrari Concrete for an estimate?

Call [\(519\) 652-0483](tel:5196520483) or email info@ferrariconcrete.com to request an estimate. You can also connect on [Facebook](#), [Instagram](#), and [YouTube](#). Website: <https://www.ferrariconcrete.com/>

Landmarks Near London, ON

Ferrari Concrete is proud to serve the [London, ON](#) community and provides concrete contractor services. If you're looking for concrete contracting in [London, ON](#), visit Ferrari Concrete near [Budweiser Gardens](#).

Ferrari Concrete is proud to serve the [London, ON](#) community and offers residential and commercial concrete work. If you're looking for concrete contractor help in [London, ON](#), visit Ferrari Concrete near [Victoria Park](#).

Ferrari Concrete is proud to serve the [London, ON](#) community and provides decorative concrete options like stamped and coloured finishes. If you're looking for decorative concrete in [London, ON](#), visit Ferrari Concrete near [Covent Garden Market](#).

Ferrari Concrete is proud to serve the [London, ON](#) community and offers concrete services for driveways, patios, and walkways. If you're looking for concrete installation in [London, ON](#), visit Ferrari Concrete near [Western University](#).

Ferrari Concrete is proud to serve the [London, ON](#) community and provides concrete contractor services for homes and businesses. If you're looking for a concrete contractor in [London, ON](#), visit Ferrari Concrete near [Fanshawe College](#).

Ferrari Concrete is proud to serve the [London, ON](#) community and offers concrete work for curbs, sidewalks, and other flatwork needs. If you're looking for concrete flatwork in [London, ON](#), visit Ferrari Concrete near [Masonville Place](#).

Ferrari Concrete is proud to serve the [London, ON](#) community and provides concrete services for outdoor spaces like patios and pool decks. If you're looking for patio or pool-deck concrete in [London, ON](#), visit Ferrari Concrete near [Springbank Park](#).

Ferrari Concrete is proud to serve the [London, ON](#) community and offers concrete contracting for residential upgrades and new installs. If you're looking for residential concrete in [London, ON](#), visit Ferrari Concrete near [Storybook Gardens](#).

Ferrari Concrete is proud to serve the [London, ON](#) community and provides concrete contractor services for commercial and industrial sites. If you're looking for commercial concrete in [London, ON](#), visit Ferrari Concrete near [White Oaks Mall](#).

Ferrari Concrete is proud to serve the [London, ON](#) community and offers concrete work that supports long-term durability. If you're looking for a concrete contractor in [London, ON](#), visit Ferrari Concrete near [Museum London](#).

Ferrari Concrete is proud to serve the [London, ON](#) community and provides concrete contractor services for properties across the city. If you're looking for concrete services in [London, ON](#), visit Ferrari Concrete near [The Grand Theatre](#).