

Concrete is a workhorse material for driveways across London, Ontario. It tolerates the city's freeze and thaw rhythm, shrugs off most summer heat, and carries the day to day weight of family vehicles without fuss. With a little planning, your slab will age gracefully and keep its clean, confident look for decades. Skip the basics, and London's temperature swings, deicing materials, and snow equipment can mark it up fast.

I have installed and maintained more driveways in Southwestern Ontario than I can count, from standard broom finishes to exposed aggregate and decorative overlays. The homes change, but the lessons repeat. Good drainage matters more than people think. Salt choice shows up in spring whether you meant well or not. A carefully chosen sealer does more work than any other maintenance step. Below is the playbook I give homeowners for concrete driveways London Ontario wide, with practical steps for sealing, cleaning, and repairs that fit our local conditions.

What London's climate means for your driveway

London's winters often bounce above and below freezing across a single week. Those swings drive water into the surface and pull it back out. That movement is what causes scaling and spalling. Add on the city's brine and your own deicing products, and the top few millimetres of concrete take a real beating. Spring brings leaf tannins and road grit, summer brings UV and hot tires, and fall piles on moisture and organic stains.

A well poured slab starts the fight ahead. Proper base prep, air entrainment, and correct slump give the concrete the best odds. After that, your job is to keep water moving off the surface, keep chloride salts out of the pores, clean stains early, and seal on a smart schedule.

The first year sets the tone

If your driveway is new, the first twelve months make a difference that you will see years down the road. Curing, not just drying, determines early strength and surface hardness. Most residential driveway London Ontario projects I see use a curing compound and a seven day cure before light use. Even with that, give the slab 28 days before parking heavy vehicles or placing storage bins. Avoid sealers until the concrete has finished most of its moisture loss, typically 28 to 60 days depending on temperature. If the contractor placed a membrane forming curing compound, pick a compatible sealer or have a light mechanical prep done so the sealer can bond.

Hold off all deicing salts the first winter. If you need traction, use clean sand or a pet friendly product that lists calcium magnesium acetate. Avoid anything with ammonium nitrate or ammonium sulphate, which can chemically attack cement paste. The first winter is when many new owners unknowingly shorten their driveway's life. Be patient and sweep often.

Choosing the right sealer for London

Not all sealers do the same job. For concrete driveways London Ontario sees two broad categories that make sense.

Penetrating silane or siloxane sealers soak into the slab and react within the pores. They repel water and slow chloride penetration without changing the texture. This is the workhorse option for broom finish or exposed aggregate where you want a natural look, good breathability, and winter protection. They do not create a surface film, so they resist hot tire pickup and peeling.

Film forming acrylic or polyurethane sealers sit on top of the concrete. They add sheen, darken the tone, and can enrich exposed aggregate. They also block spills better in the short term. The trade off is they are more sensitive to moisture during application and more likely to show wear or peel if the surface is not perfectly dry or if incompatible products are layered over time. On steep driveways, a glossy film can become slick when wet unless traction additives are broadcast.

For most residential driveways, I lean toward a high quality silane or blended silane siloxane in the 20 to 40 percent solids range. It protects without changing the look and it can be reapplied without a full strip. If you like the enhanced color of a film sealer on decorative concrete, schedule your maintenance consistently and respect temperature and moisture windows during application.

How to seal properly, step by step

Here is a field proven sequence I use on [patio design london ontario](#) residential driveways when the forecast and surface condition line up.

- Confirm conditions, then pre clean. The surface must be clean and bone dry. I plan for 24 to 48 hours of dry weather before sealing and aim for ambient and slab temperatures in the 10 to 25 C range. Sweep, degrease, and rinse well, then allow time to dry.
- Test a small area. On a low visibility corner, apply a small amount of sealer. Watch absorption and any color change. If the sealer beads on contact, there may be a previous film that needs removal.
- Mask and protect. Tape edges along garage doors, retainers, and pavers. Cover siding a few inches up. Move vehicles away to avoid overspray.
- Apply evenly. For penetrating sealers, use a low pressure pump sprayer and a microfibre pad to even out any puddles. For film formers, use a solvent resistant roller with a medium nap and back roll to avoid lap marks. Work in small sections to maintain a wet edge.
- Allow cure time and check beading. Keep traffic off for the manufacturer's recommended window, often 3 - 24 hours. After full cure, drip water to confirm a tight bead. If the surface darkens rapidly, consider a second light coat, especially on exposed, windy areas.

If you are sealing in late summer or early fall, the protection will be at its peak for winter. A penetrating sealer typically lasts 2 - 5 years depending on exposure and quality. Test every spring by sprinkling water. When the bead is weak or uneven, it is time to recoat.

Cleaning that preserves the surface

Day to day cleaning is simple, but a few details make a long term difference. Rinse road grit and deicing residues in early spring. Wash out leaf piles before they mat and stain. For general grime, a garden hose and a soft bristle broom do more good than many people expect.

Pressure washing is helpful when used with care. I keep pressure around 1,800 - 2,500 psi with a 25 degree tip, holding the wand 12 inches off the surface and moving steadily. Hovering close to chase a stubborn spot can etch lines that you will see when the slab dries. When in doubt, drop pressure, slow down, and let the detergent help.

Oil and grease stains respond to speed. Fresh drips, especially from older engines or lawn equipment, can be lifted if you act the same day. Blot, do not wipe, with absorbent material. Then use a quality degreaser, scrub with a nylon brush, and rinse. For older stains, a poultice made from a degreaser paste and an absorbent powder can pull oil out over a few hours under plastic. Enzymatic products can finish what solvents start, breaking down what lingers in the pores.

Rust shows up under leaky spigots, steel planters, or rebar artifacts. Oxalic acid based cleaners work well on most light rust. Keep the dwell time short and rinse thoroughly. Always test a corner, since strong acids can roughen the paste and make a spot look lighter. For leaf and walnut tannins, oxygenated cleaners lift the color without the bite of chlorine. Sunlight also bleaches tannins over a week or two if you stop new material from sitting on the slab.

Efflorescence, the white powder that appears as moisture carries salts to the surface, looks worse than it is. Dry brush first. If needed, a light vinegar solution can dissolve the bloom. Rinse and let the slab dry fully before sealing. If efflorescence keeps returning, look upstream to drainage and downspouts.

Winter habits that prolong life

Snow removal tools leave a signature. Steel blades catch on control joints and pop the surface, then the freeze cycle makes a small scar look big by spring. Use a shovel or a snowblower with plastic shoes and a poly blade edge. Set the skids to leave a thin film of snow rather than scraping to bare concrete. On decorative surfaces with a film sealer, this small choice can save you from scuffs that read like highlighter lines when the sun hits at a low angle.

Traction products matter too. Avoid ammonium based salts. If you must melt ice, calcium magnesium acetate is gentle on concrete and vegetation, though it works more slowly in deep cold. Blend it with sand to stretch performance. Sweep leftover product off the slab once temperatures climb above freezing.

Small repairs before they grow

Cracks and chips tell you what is happening underneath. A hairline crack that appears after the first winter and does not widen often just needs monitoring. If you can fit a credit card in the gap, water will follow. Routing a shallow channel and sealing with a high quality polyurethane or silyl terminated polyether sealant keeps the joint flexible and watertight. Color matched sealants exist for gray concrete and exposed aggregate, though the match is rarely perfect.



Wider structural cracks with vertical displacement point to base issues, frost heave, or drainage problems. Sealing them without addressing the cause is a short reprieve. Look for downspouts discharging beside the driveway, sprinkler heads soaking edges, or a low spot that holds spring melt. Redirect water first. If panels have settled, a local contractor can evaluate mudjacking or polyurethane slab lifting. I have seen 25 millimetre lifts restore proper slope to keep water moving to the street, and those corrections stop further cracking.

Scaling and spalling show up as rough, flaking patches and small popouts. These are common after harsh winters or when the first winter saw heavy salt use. The right repair mix matters. Use a polymer modified, freeze thaw rated patching compound designed for thin repairs, not a general purpose mortar. Mechanical prep is non negotiable. Chip back to sound concrete, clean aggressively, and apply a bonding primer if the repair system calls for it. Most products want temperatures consistently above 10 C for a couple of days. Done carefully, a patch blends in after weathering, especially on a broom finish. On exposed aggregate, repairs are trickier to hide and may benefit from a larger blended area rather than a tight patch.

Joint maintenance gets overlooked. Control joints open as the slab cycles through seasons. Keep them free of weeds and compacted debris. If water stands over joints for long periods, consider a backer rod and a flexible sealant to reduce infiltration. That small move protects the subbase and can limit freeze related lifting.

Drainage, grading, and what to fix outside the slab

Many surface problems track back to water standing where it should not. A driveway should fall at least 2 percent toward the street or a drain. Over time, the soil along edges settles and builds small berms that hold puddles. Clear those edges in spring. Extend downspouts with solid pipe so discharge reaches a lawn or garden, not the driveway slab or the base beside it. If you are planning a new pour, ask your concrete installation services provider to check subbase compaction

and to build in shallow swales that steer water without looking obvious. Small grading decisions at the start prevent most of the “mystery” cracks I am called out to assess.

A simple seasonal checklist

Most homeowners ask for a short plan they can stick to. If you do nothing else, keep to this rhythm.

- Spring, wash off salt and grit. Check for cracks, joint gaps, or low spots that hold water. Address drainage first.
- Early summer, deep clean and assess sealing. If water no longer beads evenly, schedule a penetrating sealer on a dry week.
- Late summer, complete repairs while temperatures are stable. Patch spalls, rout and seal active cracks, and reset edging.
- Fall, trim back sod and clear drains. Set snow equipment up with plastic shoes and a non metal edge.
- Winter, use sand or calcium magnesium acetate sparingly, and sweep leftovers when the thaw comes.

When a refresh becomes a renovation

After 15 to 25 years, depending on traffic and care, many slabs start to look tired even with good maintenance. If the base remains sound and cracks are tight and limited, a thin overlay can restore appearance and performance at a lower cost than replacement. Decorative microtoppings, spray textures, and exposed aggregate resurfacing add a custom look without adding much height. That said, overlays want a stable, well prepared canvas. If panels rock, or if large sections have lost surface paste, replacement may be the smart long term move.

For homeowners considering a full update, this is the time to think about custom concrete work. Heated tire tracks, coloured integral mixes, seeded aggregate borders, or saw cut designs can elevate curb appeal while keeping function first. A reputable contractor in concrete driveways London can guide you on how these elements behave in our winters and what maintenance they need over time.

Working with pros, and what to expect from costs and timelines

Some maintenance is easily DIY. Sealing with a penetrating product, light crack sealing, and basic cleaning are within reach if you are methodical. Larger repairs, overlays, or a full replacement benefit from experienced hands. London has a healthy pool of contractors offering concrete installation services, and the best of them are frank about trade offs. Ask how they handle curing, what sealer they recommend for your finish, and how they schedule around weather. A contractor who watches the forecast like a farmer usually delivers better surfaces.

Budget ranges vary with size, access, finish, and the state of the subbase. Sealing a typical two car driveway often lands in the low hundreds if you do it yourself, more if you hire and use premium products. Small crack and spall repairs run the gamut from the cost of a tube of sealant to a half day of professional time. Overlays and replacements scale with area and design. When you collect quotes, pay attention to scope clarity, not just bottom line numbers. A slightly higher price that includes base correction and proper curing pays for itself.

Timelines revolve around weather. Spring repairs start in May once nights stay warmer. Summer sealing runs smoothly but requires early morning starts to avoid hot slabs. Fall sealing works well if you watch for dew and give the product time to cure ahead of frost. I build in weather buffers because rushing a coating before a storm undoes a day's work.

Common mistakes I still see, and how to avoid them

Applying a film forming sealer to a still damp slab tops the list. The result is whitening and peeling within weeks. If you are unsure, tape a square of plastic to the surface for a day. If condensation forms under it, wait.

Power washing lines into the surface is another. Keep the wand moving and your distance steady. If you have never used a washer, practice on a patio corner, not the front edge of the driveway where every visitor will see streaks.

Over salting the first winter is a quiet driveway killer. Park on the street during major storms, shovel early, and use sand. When you roll into the garage, thawed brine from roads drips from your car anyway, so lay a mat inside to keep it from soaking the slab at the threshold.

Ignoring tiny drainage issues leads to bigger structural ones. Spend an hour in spring clearing edges and redirecting downspouts. That is the best return on time you will get.

Bringing it together for London homes

A well kept driveway supports daily life in small ways, backing up the look of a home without demanding attention. For homeowners focused on concrete driveways London Ontario wide, the routine is simple and local. Respect our freeze and thaw pattern. Keep water moving off the slab and out of joints. Choose a sealer for protection first and aesthetics second, unless you truly want a glossy look and are ready to maintain it. Clean smart, not hard. Fix small problems in warm weather and give repairs the prep they deserve.

If you are planning a new residential driveway London Ontario project or a substantial refresh, lean on pros who know our streets and soils. The right concrete installation services team will help you align design, budget, and maintenance so the slab you pour this year still looks sharp at year ten. And if you have been thinking about edging, borders, or texture, explore custom concrete work that fits your style, but pairs it with a practical maintenance plan.

The quiet truth is this. Concrete rewards consistent, unremarkable care. Put the habits above on a calendar, pick a warm, dry week for sealing, and do not chase every spot with a pressure wand. Your driveway will outlast trendier surfaces, handle London's weather without drama, and keep its clean lines long after you stop thinking about it.

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>

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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](#).

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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](#).

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