

**OFFICE OF THE  
CITY ENGINEER**  
P.O. Box 1539  
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## **2015 Annual Building Report**

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Construction activity in 2015 experienced a dramatic increase with total construction values at \$140 million compared to \$98 million in 2014. Residential construction values lead the way, making up for 90 percent of the total construction value for the year, while commercial construction came in second at 4.3 per cent. Large construction projects include the second apartment tower at the Tricar Finkle Street site, the Sally Creek apartment building on Lakeview Drive and the Goodman Homes 24-unit condominium development on Munnoch Boulevard. The number of construction permits issued in 2015 increased to 713 from 622 in 2014. The five and ten year total construction value average is \$119 million and \$120.6 million respectively.

The commercial sector saw a total estimated construction value of \$6.1 million; down from last year's value of \$11.5 million. The larger projects included the new Goodwill Facility with a construction value of \$1.8 million, the Woodstock & District Development Service (WDDS) addition with a construction value of \$1.5 million and Cantario Brick and Stone with a construction value of \$1.0 million. The five and ten year average for this sector corresponds to \$13.6 million and \$13 million.

Construction activity in the industrial sector also declined in construction value to \$4.8 million from the 2014 value of \$18 million. The larger projects for 2015 include parking lot work at Hino on Ridgeway Road, a 3,900 ft<sup>2</sup> addition at Sean Hyland Motors and a 1200 ft<sup>2</sup> building at Toyota, with construction values of \$0.9 million, \$0.7 million and \$0.66 million respectively. The five and ten year average for this sector is \$23.2 million and \$45.2 million.

The 2015 institutional sector construction value dropped slightly to \$2.4 million from \$3.6 million in 2014. The major construction projects included the Thames Valley School Board portable installations, the Mill Street Fellowship Church and parking expansion at Woodingford Lodge which in turn produced construction values of \$0.8 million, \$0.25 million and \$0.19 million correspondingly. The five and ten year average for the institutional sector is \$4 million and \$23.6 million respectively.

The yearly activity in the ICI sector fluctuates due to large variations in project size and more intermittent activity as compared with the residential sector.

The residential sector construction value increased to \$127 million from \$65.3 million in 2014. The residential sector jumped to 602 total dwelling units compared to 2014 which recorded 202 dwelling units. Single family dwellings had a construction value of \$64 million. The year is comprised of 222 single family dwellings, 22 semi-detached units, 253 apartment units and 105 row-housing units which total 602 units. The five and ten year average for total units is 332 units and 309 units. A total of \$4.9 million was spent renovating and improving our existing housing .development.

From the office of

**Craig Wallace, C.E.T.**  
Manager of Building & Facilities  
P.O. Box 1539, 944 James Street  
Woodstock, ON N4S 0A7

2015 Monthly Breakdown of Construction Permits and Number of Building Permits Issued

Month	Residential Construction Value	No. of Residential Permits	Commercial Construction Value	No. of Commercial Permits	Industrial Construction Value	No. of Industrial Permits	Institutional Construction Value	No. of Institutional Permits	Total Monthly Construction Value	Total Monthly No. of Permits
January	\$1,064,716.00	17	\$1,576,106.00	2	\$150,000.00	1	\$30,000.00	1	\$2,820,822.00	21
February	\$7,701,057.00	20	\$15,000.00	1	\$505,000.00	2	\$55,000.00	1	\$8,276,057.00	24
March	\$10,751,700.00	30	\$705,000.00	3	\$50,000.00	1	\$0	0	\$11,506,700.00	34
April	\$5,956,300.00	48	\$365,000.00	3	\$1,567,000.00	4	\$118,700.00	3	\$8,007,000.00	58
May	\$6,471,164.00	71	\$168,000.00	3	\$603,000.00	4	\$813,500.00	2	\$8,055,664.00	80
June	\$9,793,451.00	94	\$80,000.00	1	\$700,000.00	1	\$636,447.00	6	\$11,209,898.00	102
July	\$4,504,558.0	60	\$2,885,000.00	5	\$215,000.00	3	\$141,000.00	4	\$7,745,558.00	72
August	\$9,575,073.00	72	\$20,000.00	2	\$20,000.00	1	\$332,400.00	3	\$9,947,473.00	78
September	\$11,422,190.00	81	\$255,000.0	3	\$360,000.00	2	\$200,000.00	2	\$12,237,190.00	88
October	\$46,247,421.49	60	\$50,555.55	2	\$468,333.00	3	\$10,000.00	1	\$46,776,310.04	66
November	\$7,164,300.00	48	\$0	0	\$0	1	\$20,000.00	1	\$7,184,300.00	50
December	\$6,661,401.00	37	\$0	0	\$137,000.00	2	\$24,000.00	1	\$6,822,401.00	40
<b>TOTAL</b>	<b>\$127,313,331.49</b>	<b>638</b>	<b>\$6,119,661.55</b>	<b>25</b>	<b>\$4,775,333.00</b>	<b>25</b>	<b>\$2,381,047.00</b>	<b>25</b>	<b>\$140,589,373.04</b>	<b>713</b>

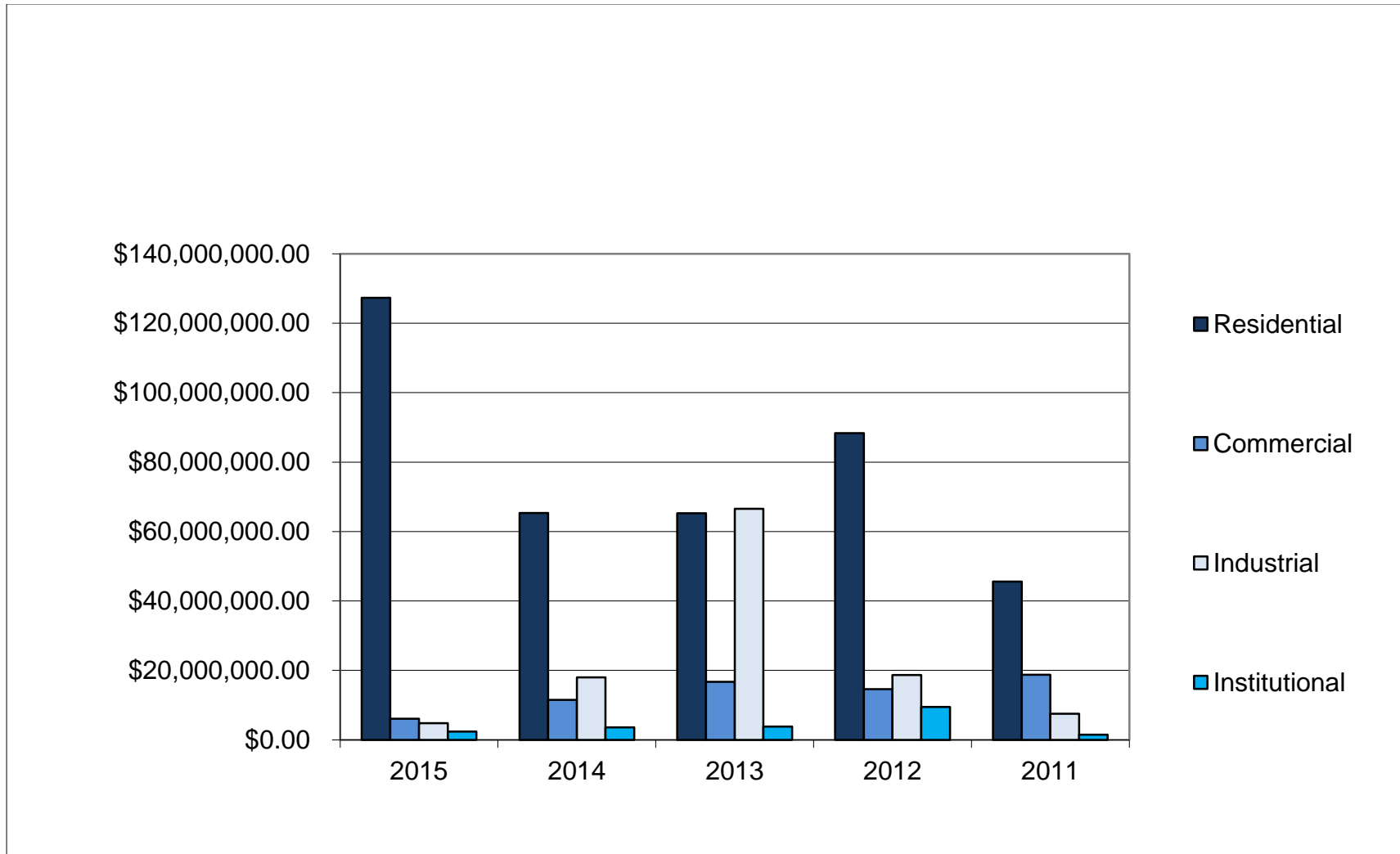
## 2015 Construction Value and Residential Units

Month	Single Family Construction Value	No. of Single Family Units	Semi-Detached Construction Value	No. of Semi-Detached Units	Row Housing Construction Value	No. of Row Housing Units	Apartments Construction Value	No. of Apartments Units	Total Monthly Construction Value	Total No. of Monthly Units
January	\$391,000.00	2	\$350,000.00	2	\$0	0	\$0	0	\$741,000.00	4
February	\$4,428,057.00	14	\$0	0	\$3,200,000.00	32	\$0	0	\$7,628,057.00	46
March	\$5,015,800.00	17	\$0	0	\$5,500,000.00	24	\$0	0	\$10,515,800.00	41
April	\$4,026,500.00	17	\$0	0	\$0	0	\$1,600,000.00	28	\$5,626,500.00	45
May	\$5,007,400.00	18	\$0	0	\$715,000.00	3	\$0	0	\$5,722,400.00	21
June	\$6,682,100.00	21	\$680,000.00	8	\$1,856,800.00	10	\$0	0	\$9,218,900.00	39
July	\$3,607,900.00	13	\$0	0	\$0	0	\$0	0	\$3,607,900.00	13
August	\$7,765,600.00	28	\$688,400.00	6	\$626,600.00	4	\$0	0	\$9,080,600.00	38
September	\$9,815,830.00	31	\$322,800.00	2	\$698,600.00	3	\$0	0	\$10,837,230.00	36
October	\$6,152,400.00	23	\$0	0	\$2,202,400.00	16	\$37,600,000.00	225	\$45,954,800.00	264
November	\$5,628,000.00	19	\$322,800.00	2	\$960,000.00	8	\$0	0	\$6,910,800.00	29
December	\$5,372,000.00	19	\$200,001.00	2	\$1,000,000.00	5	\$0	0	\$6,572,001.00	26
<b>Total</b>	<b>\$63,892,587.00</b>	<b>222</b>	<b>\$2,564,001.00</b>	<b>22</b>	<b>16,759,400.00</b>	<b>105</b>	<b>\$39,200,000.00</b>	253	<b>\$122,415,988.00</b>	<b>602</b>

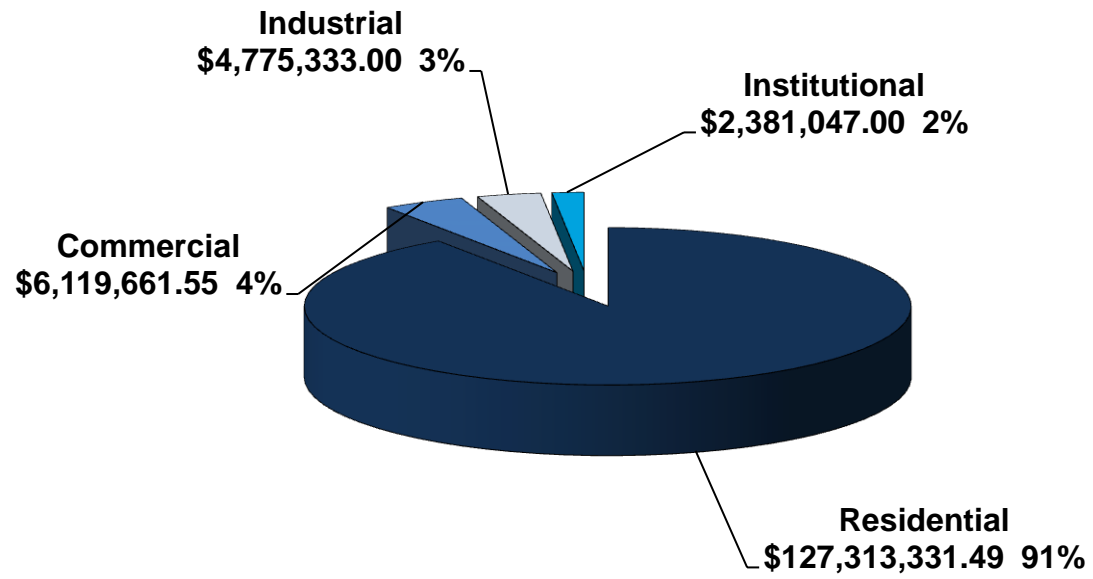
## 2015 Construction Value of Miscellaneous Residential Permits

Month	Pool Construction Value	No. of Pool Permits	Garages Construction Value	No. of Garage Permits	Misc. Improvements S/F Dwellings Value	No. Of S/F Dwelling Permits	Misc. Improvements – Multiple Dwellings	No. of Misc. Improvements – Multiple Dwellings	Total Monthly Construction Value	Total Monthly No. of Permits
January	\$0	0	\$0	0	\$303,284.00	11	\$20,432.00	2	\$323,716.00	13
February	\$0	0	\$0	0	\$73,000.00	4	\$0	0	\$73,000.00	4
March	\$110,000.00	2	\$25,000.00	1	\$100,900.00	9	\$0	0	\$235,900.00	12
April	\$138,000.00	5	\$65,000.00	3	\$70,800.0	20	\$56,000.00	2	\$329,800.00	30
May	\$354,700.00	11	\$39,000.00	2	\$355,064.00	37	\$0	0	\$748,764.00	50
June	\$71,000.00	8	\$73,000.00	2	\$430,551.00	49	\$0	0	\$574,551.00	59
July	\$69,026.00	6	\$30,000.00	1	\$797,632.00	40	\$0	0	\$896,658.00	47
August	\$79,000.00	3	\$60,000.00	2	\$355,473.00	31	\$0	0	\$494,473.00	36
September	\$15,000.00	1	\$30,000.00	1	\$489,960.00	42	\$50,000.00	1	\$584,960.00	45
October	\$0	0	\$45,000.00	2	\$227,621.49	19	\$20,000.00	1	\$292,621.49	22
November	\$0	0	\$0	0	\$253,500.00	19	\$0	0	\$253,500.00	19
December	\$0	0	\$0	0	\$89,400.00	11	\$0	0	\$89,400.00	11
<b>Total</b>	<b>\$836,726.00</b>	<b>36</b>	<b>\$367,000.00</b>	<b>14</b>	<b>\$3,547,185.49</b>	<b>292</b>	<b>\$146,432.00</b>	<b>6</b>	<b>\$4,897,343.49</b>	<b>348</b>

2015 Building Activity – Five Year Construction Comparison



2015 Building Permit Values



## Value of Building Permits and Number of Building Permits Issued

<b>Year</b>	<b>Construction Value</b>	<b>No. of Permits</b>
2015	140,598,373.04	713
2014	98,465,273.67	622
2013	152,349,044.00	633
2012	131,052,934.00	596
2011	73,285,862.00	542
2010	76,909,446.00	583
2009	81,291,536.00	531
2008	250,051,847.00	564
2007	317,218,898.00	573
2006	138,538,459.00	598
2005	63,214,916.00	618



The construction value figures for Industrial, Institutional and Commercial include major buildings, additions, and alterations over \$50,000 as follows:

## COMMERCIAL

**WOODSTOCK & DISTRICT DEVELOPMENTAL SERVICES** ..... \$1,500,000.00

212 Bysham Park Drive

- 3,681ft<sup>2</sup> addition and interior renovation to existing commercial building

**CROMBIE PROPERTY HOLDINGS** ..... \$76,106.00

385 Springbank Avenue North

- Construction of demising wall, electrical, plumbing and gas in existing commercial building

**MCDONALDS RESTAURANT OF CANADA** ..... \$670,000.00

499 Norwich Avenue

- Exterior and interior alterations to existing restaurant

**ARNOLD SPINA** ..... \$325,000.00

476 Peel Street

- Addition of new lobby, installation of elevator and renovation of second floor space in existing building

**CROMBIE PROPERTY HOLDINGS** ..... \$98,000.00

385 Springbank Avenue North

- Interior tenant finishes for new dental office

**CROMBIE PROPERTY HOLDINGS** ..... \$60,000.00

385 Springbank Avenue North

- Interior alterations to existing Global Pet Foods retail store

**WOODSTOCK HYDRO HOLDINGS** ..... \$80,000.00

16 Graham Street

- Installation of roof mounted solar panels on existing building

**CANTARIO BRICK AND STONE** ..... \$1,000,000.00

941 Juliana Drive

- Construction of new 11,748sf showroom and warehouse space

**SOUTHSIDE CONSTRUCTION MANAGEMENT** ..... \$1,800,000.00

904 Dundas Street

- Construction of new 15,392sf retail store and community centre

**DUBOIS FINE CARS** ..... \$200,000.00

1267 Dundas Street

- Installation of new glass store front on existing dealership building

**INDUSTRIAL**

**WALKER ENVIRONMENTAL**..... \$150,000.00

640 Jack Ross Avenue

- Addition of overhead doors and truck wash bay

**CANADIAN INDUSTRIAL HOLDINGS GP. INC.**..... \$95,000.00

1400 Commerce Way

- Demising wall and exit corridor addition

**TOYOTA MOTOR MANUFACTURING CANADA.**..... \$410,000.00

1717 Dundas Street

- Structural Steel for new cyclone building

**TOYOTA MOTOR MANUFACTURING CANADA.**..... \$50,000.00

1717 Dundas Street

- Addition of new locker room in weld shop area

**743545 ONTARIO INC.**..... \$112,000.00

225 Bysham Park Drive, Unit 11

- Tenant finish for new industrial warehouse

**CANADA INDUSTRIAL HOLDINGS** ..... \$450,000.00

1400 Commerce Way

- Tenant finish for new manufacturing plant

**VIEWCON CONSTRUCTION LTD.**..... \$98,000.00

1154 Parkinson Road

- Tenant finish for new industrial warehouse

**PIRET HOLDINGS** ..... \$907,000.00

1000 Ridgeway Road

- Construction of new parking lot

**LIDLAW TRANSPORT INC.**..... \$250,000.00

605 Athlone Avenue

- Construction of service pit in garage

**TOYOTA MOTOR MANUFACTURING CANADA.**..... \$250,000.00

1717 Dundas Street

- Full permit for new cyclone building

**PIRET HOLDINGS** ..... \$75,000.00

1000 Ridgeway Road

- Expansion of existing service pit

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<b>SEAN HYLAND MOTORSPORTS</b> .....	\$700,000.00
691 Jack Ross Avenue	
▪ 60ft x 65ft addition to existing building	
<b>TOYOTA MOTOR MANUFACTURING CANADA</b> .....	\$150,000.00
1717 Dundas Street	
▪ Interior alterations to existing assembly shop	
<b>TOYOTA MOTOR MANUFACTURING CANADA</b> .....	\$310,000.00
1717 Dundas Street	
▪ Expansion of marshalling yard parking area	
<b>TOYOTA MOTOR MANUFACTURING CANADA</b> .....	\$50,000.00
1717 Dundas Street	
▪ Expansion of existing male washroom	
<b>LIDLAW TRANSPORT INC</b> .....	\$280,000.00
605 Athlone Avenue	
▪ 35ft x 60ft pre-fabricated office building	
<b>HILLSWAY LTD</b> .....	\$180,000.00
100 Houser's Lane	
▪ 80ft x 75ft4 industrial building	
<b>VIEWCON CONSTRUCTION LTD</b> .....	\$50,000.00
1154 Parkinson Road	
▪ Storm servicing for vacant parcel of land	
<b>THE CITY OF WOODSTOCK</b> .....	\$87,000.00
944 James Street	
▪ 42ft x 70ft coverall building for salt storage	

**INSTITUTIONAL**

**THAMES VALLEY DISTRICT SCHOOL BOARD** ..... \$55,000.00

840 Sloane Street

- Replacement of fire alarm system

**OLD ST.PAUL'S CHURCH**..... \$104,700.00

723 DUNDAS STREET

- Addition of elevator lift

**THAMES VALLEY DISTRICT SCHOOL BOARD** ..... \$803,500.00

840 Sloane Street

- Construction of 6 portable classrooms

**LONDON & DISTRICT CATHOLIC SCHOOL BOARD** ..... \$82,000.00

177 Oxford Street

- Replacement of 2 sets of interior stairs

**CITY OF WOODSTOCK** ..... \$74,881.00

325 Finkle Street

- Interior alterations to change rooms

**LONDON & DISTRICT CATHOLIC SCHOOL BOARD** ..... \$164,566.00

177 Oxford Street

- Replacement of existing rooftop heating unit

**COUNTY OF OXFORD** ..... \$150,000.00

Hunter Street Court House

- Creation of 2 new office spaces

**THE AGRICULTURAL RESEARCH INSTITUTE** ..... \$150,000.00

74490 Oxford Road 17

- 50ft x 65.5ft semi-permanent building

**SOUTHSIDE CONSTRUCTION MANAGEMENT INC**..... \$75,000.00

902-904 Dundas Street

- Demolition of existing church

**MILL STREET BUILDING FELLOWSHIP.** ..... \$250,000.00

4 Pittock Park Road

- New single storey church

**COUNTY OF OXFORD** ..... \$190,000.00

300 Juliana Drive

- Parking lot expansion

**BUILDING DEPARTMENT STAFF**

Craig Wallace, Manager of Building & Facilities

Lorraine Neal, Building Inspector

Luke Julian, Building Inspector

Eric Boulard, Building Inspector

Erin Ruby, Building Technician

Routine functions managed by this department during 2015 were as follows:

- Building inspections
- Plumbing inspections
- Zoning
- Property standards
- By-law enforcement
- Query and complaint response
- Legal clearances
- Grading
- Committee of adjustment
- Development controls

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Craig Wallace, C.E.T.  
Manager of Building & Facilities