



**OFFICE OF THE
CITY ENGINEER**

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2016 ANNUAL BUILDING REPORT

Construction activity remained very strong in 2016 with a total construction cost of \$143 million in comparison to \$140 million in 2015. Residential construction values led the way once again making up for 72 percent of the total construction amount for the year, with the industrial construction following at 13 percent.

Significant construction projects included the Woodstock Police Station addition, Gerry's Truck Service on Parkinson Road and the Woodstock East Recreational Complex. The number of construction permits issued in 2016 increased to 792 from 713 in 2015. The five and ten year total construction value average is \$133 million and \$146 million respectively.

The commercial industry saw a total construction value of \$10 million, which increased from last year's total cost of \$6 million. The larger projects included Gerry's Truck Service valued at \$3 million, a new Goodlife Fitness facility valued at \$1.75 million and the commercial plaza at Mill and Main Streets valued at \$ 1 million. The five and ten year construction average for this sector is \$12 million and \$13 million respectively.

Construction activity in the industrial sector increased in value to \$18.7 million from \$4.8 million in 2015. Noteworthy projects for 2016 include a 42,000 sq. ft. addition to Hino valued at 2.5 million, an industrial building renovation at 275 Tecumseh Street valued at \$2.3 million and the Ontario Refrigeration Services' warehouse with construction valued at \$2.3 million. The five and ten year construction average for this sector is \$25.4 million and \$39 million respectively.

The 2016 institutional sector construction value increased to \$10.9 million from \$2.4 million in 2015. The major construction projects includes the Woodstock East Recreational Complex, the Woodstock Police Station addition and renovations and the Southside Aquatic Centre renovations, which generated construction values of \$4.8 million, \$3.5 million and \$1 million respectively. The five industrial construction average is \$6 million while the ten year average is \$2.4 million for this area.

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The yearly activity in the Industrial, Commercial and Institutional (ICI) sector fluctuates due to large variations in project size and more intermittent activity as compared with the residential sector.

In 2016, the residential construction value decreased to \$103.6 million from \$127.2 million in 2015. The number of residential units constructed dropped by almost half to 343 total dwelling units in comparison to 602 dwelling units recorded in 2015. Single family dwellings had a construction value of \$71.5 million. The year is comprised of 219 single family dwellings, 20 semi-detached units, 19 apartment units and 85 row-housing units which offer a total of 343 units. The five and ten year average for total units is 364 units and 312 units respectively. A total of \$9.6 million was spent renovating and improving our existing housing industry.

from the office of

Craig Wallace, C.E.T.
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2016 Annual Building Report

2016 Monthly Breakdown of Construction Permits and Number of Building Permits Issued

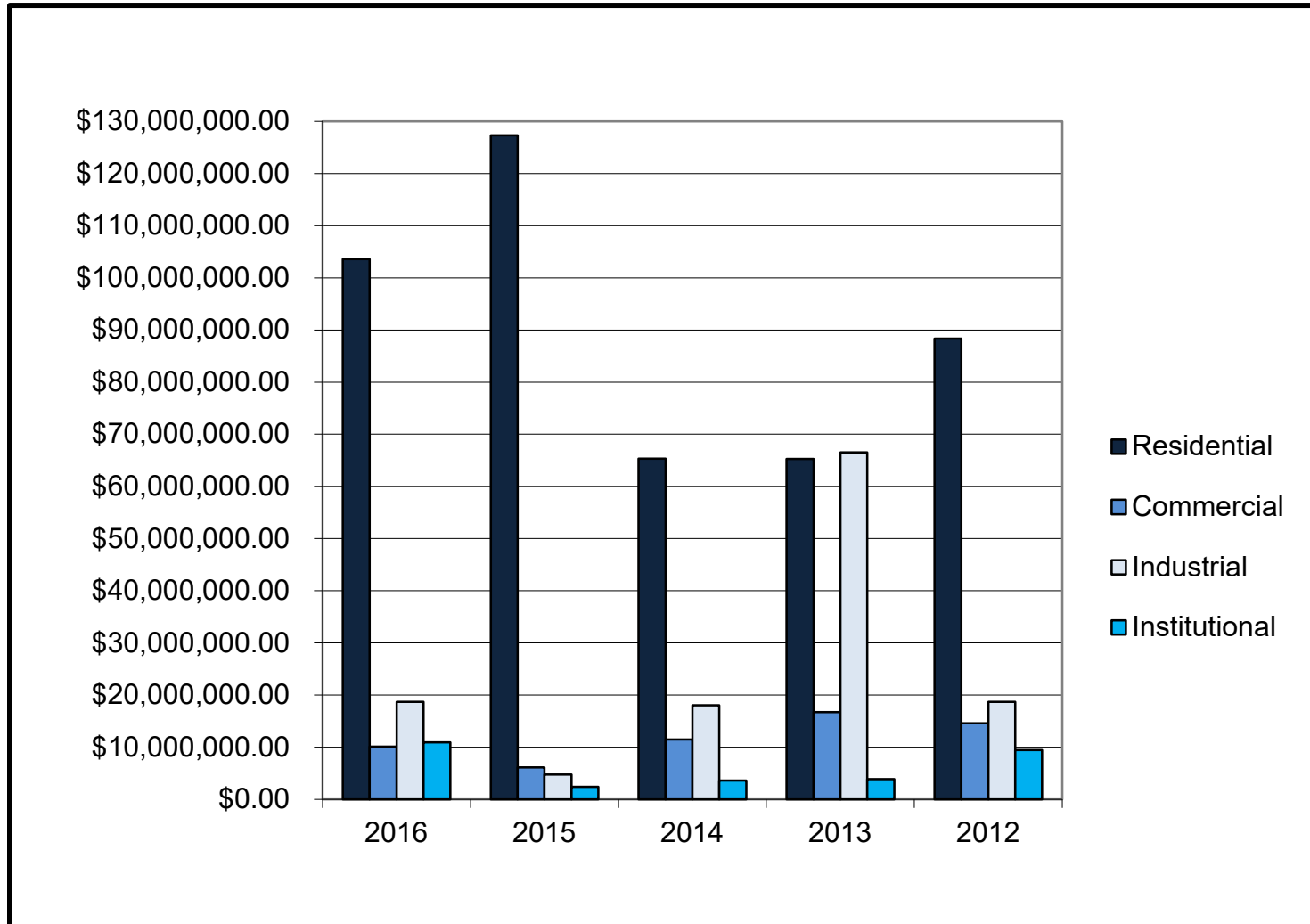
Month	Residential Construction Value	No. of Residential Permits	Commercial Construction Value	No. of Commercial Permits	Industrial Construction Value	No. of Industrial Permits	Institutional Construction Value	No. of Institutional Permits	TOTAL Monthly Construction Value	TOTAL No. of Monthly Permits
January	\$5,582,077	21	\$164,000	4	\$250,000	1	\$5,442,457	2	\$11,438,534	28
February	\$2,071,700	21	\$550,000	2	\$285,000	2	\$290,000	2	\$3,196,700	27
March	\$18,177,700	80	\$288,000	4	\$3,515,000	4	\$0	0	\$21,980,700	88
April	\$7,422,350	76	\$197,425	4	\$501,664	6	\$3,181,000	4	\$16,302,439	90
May	\$12,774,170	103	\$1,750,000	3	\$1,210,000	3	\$0	0	\$15,734,170	109
June	\$11,773,850	85	\$683,000	4	\$2,315,000	4	\$459,600	3	\$16,231,450	96
July	\$5,367,640	60	\$1,130,000	3	\$1,486,450	2	\$40,000	1	\$8,024,090	66
August	\$11,178,730	54	\$123,226	3	\$2,935,000	6	\$356,000	2	\$14,592,956	65
September	\$9,149,865	70	\$3,330,000	4	\$455,000	2	\$15,000	1	\$12,949,865	77
October	\$4,293,750	40	\$898,000	2	\$315,000	3	\$25,000	1	\$5,531,750	46
November	\$9,055,752	56	\$453,000	5	\$428,000	4	\$45,957	2	\$9,982,709	67
December	\$6,770,000	27	\$530,000	3	\$0	0	\$64,000	3	\$7,364,000	33
TOTAL	\$103,617,584	693	\$10,096,651	41	\$18,696,114	37	\$10,919,014	21	\$143,329,363	792

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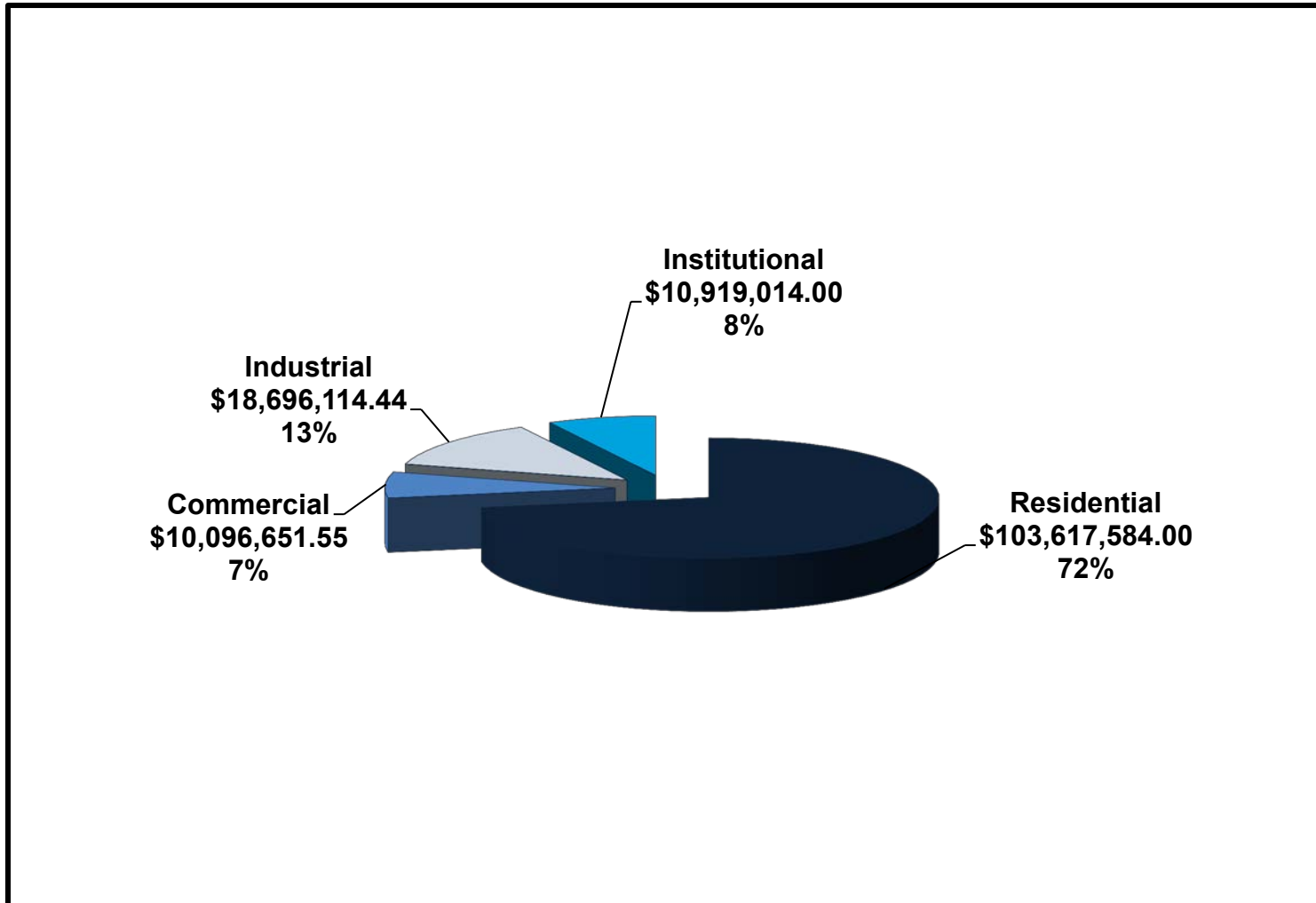
2016 Construction Value and Residential Units

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 Apartment Units	Total Construction Value	Total Monthly Units
January	\$2,689,477	8	\$322,800	2	\$0	0	\$2,300,000	17	\$5,312,277	27
February	\$1,605,000	6	\$208,000	2	\$0	0	\$0	0	\$1,813,000	8
March	\$16,151,200	49	\$323,000	2	\$1,258,000	8	\$0	0	\$17,732,200	59
April	\$6,981,000	23	\$0	0	\$0	0	\$0	0	\$6,981,000	23
May	\$9,183,500	30	\$500,000	2	\$2,065,800	12	\$24,000	2	\$11,773,300	46
June	\$10,073,400	29	\$0	0	\$991,000	4	\$0	0	\$11,064,400	33
July	\$3,576,000	10	\$700,000	4	\$750,000	5	\$0	0	\$5,026,000	19
August	\$4,467,000	14	\$0	0	\$2,559,800	18	\$0	0	\$7,026,800	32
September	\$6,354,700	20	\$600,000	2	\$1,200,000	6	\$0	0	\$8,154,700	28
October	\$3,008,000	8	\$668,800	4	\$0	0	\$0	0	\$3,676,800	12
November	\$4,815,704	14	\$300,000	2	\$3,649,998	20	\$0	0	\$8,765,702	36
December	\$2,608,000	8	\$0	0	\$4,050,000	12	\$0	0	\$6,658,000	20
Total	\$71,512,981	219	\$3,622,600	20	\$16,524,598	85	\$2,324,000	19	\$93,984,179	343

2016 Building Activity – Five Year Construction Comparison



2016 Building Permit Values



Value of Building Permits and Number of Building Permits Issued

Year	Construction Value	No. of Permits
2016	\$143,329,364	792
2015	\$140,598,373	713
2014	\$98,465,273	622
2013	\$152,349,044	633
2012	\$131,052,934	596
2011	\$73,285,862	542
2010	\$76,909,446	583
2009	\$81,291,536	531
2008	\$250,051,847	564
2007	\$317,218,898	573
2006	\$138,538,459	598

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The construction values for the industrial, institutional and commercial sector include major buildings, additions, and alterations over \$50,000 as follows:

COMMERCIAL

TDL GROUP LTD	\$54,000.00
942 DUNDAS STREET	
▪ Replacement of canopy, paint, stain with stone cladding, siding and awning on Tim Hortons building	
1799121 ONTARIO LIMITED	\$300,000.00
645 DUNDAS STREET	
▪ Interior alterations to 1,793m ² commercial space for new Dollarama store	
CORNER FARM MARKET	\$90,000.00
674 PEEL STREET	
▪ Addition of sloped truss roof on existing farm market building	
1799121 ONTARIO LIMITED	\$250,000.00
645 DUNDAS STREET	
▪ Commercial retail unit redevelopment for future Goodlife Fitness facility	
WOODSTOCK PROPERTY HOLDINGS	\$200,000.00
225 BYSHAM PARK DRIVE	
▪ Interior alterations to existing unit for new Brewery and Tide House	
CALLOWAY REAL ESTATE	\$95,000.00
489 NORWICH AVENUE	
▪ Interior alterations for Carter's/Osh Kosh retail store	
WOODSTOCK EQUITIES INC.	\$150,000.00
431-451 NORWICH AVENUE	
▪ Exterior alterations to existing A&W restaurant building	
1799121 ONTARIO LIMITED	\$1,500,000.00
645 DUNDAS STREET	
▪ Interior alterations and finishes for new 3,145m ² Goodlife Fitness facility	
THE EFFORT TRUST COMPANY	\$150,000.00
868 DUNDAS STREET	
▪ Exterior and interior alterations to existing Food Basics supermarket	

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VIEWCON CONSTRUCTION	\$100,000.00
409 BEARD'S LANE	
▪ Interior finishes for new 790m ² service garage	
1841434 ONTARIO INC.	\$500,000.00
871 DUNDAS STREET	
▪ Interior and exterior alterations to existing office building	
661981 ONTARIO INC.	\$70,000.00
300 MAIN STREET	
▪ Site servicing for future commercial building	
661981 ONTARIO INC.	\$1,030,000.00
300 MAIN STREET	
▪ Full permit for 931m ² commercial building	
HIGHYON SHOPPING CENTRE	\$80,000.00
930 DUNDAS STREET	
▪ Interior alterations and repairs to existing Sushi Cove restaurant	
HOC HOLDINGS	\$60,000.00
387 DUNDAS STREET	
▪ Demolition of existing commercial building	
62513 ONTARIO LIMITED	\$3,000,000.00
1349 PARKINSON ROAD	
▪ Construction of 1,245m ² industrial building	
2526534 ONTARIO INC.	\$100,000.00
514 PRINCESS STREET	
▪ Interior alterations for new elevator in existing commercial building	
WUDSTOK INC.	\$170,000.00
27 BYSHAM PARK DRIVE	
▪ Interior renovations to units 1 and 2 for new dance studio	
THAMES DEVELOPMENTS	\$500,000.00
700 ARTHUR PARKER AVENUE	
▪ Construction of temporary sales office building	
CANADA PERMANENT COMPANY	\$398,000.00
539 DUNDAS STREET	
▪ Mechanical upgrades to existing TD Canada Trust	

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CITY OF WOODSTOCK.....\$272,700.00
493-495 DUNDAS STREET
▪ Partial demolition of existing commercial building

1610290 ONTARIO INC......\$500,000.00
130 HOUSERS LANE
▪ Construction of new 563m² service garage

INDUSTRIAL

BRIDGESTONE FIRESTONE.....\$250,000.00
1200 DUNDAS STREET
▪ Installation of structural steel mezzanine, air handling unit and insulation

WOODSTOCK LC HOLDING CORP......\$270,000.00
1400 COMMERCE WAY
▪ Tenant finishes in Unit B for John Deere

VIEWCON CONSTRUCTION.....\$400,000.00
409 BEARD'S LANE
▪ Construction of 790m² industrial building shell

PIRET (1000 RIDGEWAY) HOLDINGS.....\$2,500,000.00
1000 RIDGEWAY ROAD
▪ Construction of 3,932² single storey industrial addition to existing building

BOSMAN & STEVENS REAL ESTATE.....\$600,000.00
1209 SEAGRAVE ROAD
▪ Construction of 797m² industrial building

ONTARIO MARIHUANA GROWERS.....\$2,500,000.00
275 TECUMSEH STREET
▪ Fire repairs, new roof and exterior alterations to existing building

KYJO STEEL INC......\$2,000,000.00
140 BYSHAM PARK DRIVE
▪ 1,610m² 2-storey industrial building

CITY OF WOODSTOCK.....\$98,000.00
944 JAMES STREET
▪ Construction of 140m² fabric covered building

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WOODSTOCK LC HOLDING CORP.	\$283,664.00
1400 COMMERCE WAY	
▪ Installation of free-standing racking system	
TOYOTA MOTOR MANUFACTURING CANADA	\$120,000.00
1717 DUNDAS STREET	
▪ Alterations for new team member break room	
2371931 ONTARIO INC.	\$500,000.00
1269 COMMERCE WAY	
▪ Addition of 558m ² building shell to existing industrial building	
DAYMAC VENTURES LTD.	\$900,000.00
1005 PATTULLO AVENUE	
▪ 650m ² addition of rear of existing industrial building	
2481242 ONTARIO INC.	\$60,000.00
76 BYSHAM PARK DRIVE	
▪ Creation of new parking lot	
LIGHTHEART HOLDINGS	\$250,000.00
966 PARKINSON ROAD	
▪ 455m ² single storey addition to rear of existing industrial building	
TOYOTA MOTOR MANUFACTURING CANADA	\$215,000.00
1717 DUNDAS STREET	
▪ Interior alterations for 2 new dock doors	
ONTARIO REFRIGERATED SERVICES	\$260,000.000
1440 PARKINSON ROAD	
▪ Foundation for phases 1 & 2 for new cold storage facility	
TOYOTA MOTOR MANUFACTURING CANADA	\$800,000.00
1717 DUNDAS STREET	
▪ Interior alterations for new mezzanine area	
ONTARIO REFRIGERATED SERVICES	\$1,040,000.00
1440 PARKINSON ROAD	
▪ Building shell for phase 1 of new cold storage facility	
ONTARIO REFRIGERATED SERVICES	\$1,300,000.00
1440 PARKINSON ROAD	
▪ Full permit for phase 1 of new cold storage facility	

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CITY OF WOODSTOCK	\$186,450.00
944 JAMES STREET	
▪ Construction of 847m ² fabric covered building	
VUTEQ CONSTRUCTION	\$150,000.00
920 KEYES DRIVE	
▪ Construction of 180m ² single storey addition to existing industrial building	
TOYOTA MOTOR MANUFACTURING CANADA	\$1,500,000.00
1717 DUNDAS STREET	
▪ Addition of 9 new truck loading docks	
PNEUVEYOR REAL ESTATE CORPORATION	\$1,200,000.00
119 HOUSERS LANE	
▪ Construction of 1,115m ² single storey industrial building	
SEAGRAVE DEVELOPMENTS	\$95,000.00
1280 SEAGRAVE ROAD	
▪ Construction of shell for new 550m ² single storey industrial building	
VIEWCON CONSTRUCTION	\$360,000.00
425 BEARD'S LANE	
▪ Construction of shell for new 962m ² industrial building	
1510461 ONTARIO INC.	\$100,000.00
35 HOUSER'S LANE	
▪ Demolition, reconstruction and repair of portion of industrial building due to fire	
2511396 ONTARIO INC.	\$65,000.00
1440 PARKINSON ROAD	
▪ Foundation only for phase 3 of new cold storage facility	
TOYOTA MOTOR MANUFACTURING CANADA	\$150,000.00
1717 DUNDAS STREET	
▪ Interior alterations for new team room	
TOYOTA MOTOR MANUFACTURING CANADA	\$100,000.00
1717 DUNDAS STREET	
▪ Relocation of team room from weld shop area	
R&D WARD	\$58,000.00
384 BEARD'S LANE	
▪ Interior renovation to create spray paint booth	

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BRIDGESTONE FIRESTONE \$70,000.00

1200 DUNDAS STREET

- Repair and installation of existing roof trusses

TOYOTA MOTOR MANUFACTURING CANADA \$200,000.00

1717 DUNDAS STREET

- Interior alterations for new chassis assembly area

1610280 ONTARIO INC. \$500,000.00

130 HOUSERS LANE

- Foundation only for new 563m² industrial building

INSTITUTIONAL

CITY OF WOODSTOCK \$1,912,457.00

70552 OXFORD ROAD 35

- Area grading, site servicing and road works for Woodall Baseball and Recreation Centre

CITY OF WOODSTOCK \$3,530,000.00

615 DUNDAS STREET

- 3,132m² addition to existing Woodstock Police Station

2072627 ONTARIO INC. \$100,000.00

349 HURON STREET

- Complete demolition of existing school

THE VILLAGES OF SALLY CREEK \$190,000.00

330 LAKEVIEW DRIVE

- Interior alterations for new community centre rooms

CITY OF WOODSTOCK \$2,900,000.00

70552 OXFORD ROAD 35

- Construction of 305m² concession stand and pavilion for Woodall Baseball and Recreation Centre

COUNTY OF OXFORD \$85,000.00

290 VICTORIA STREET NORTH

- Demolition of existing underground coal storage room

THAMES VALLEY DISTRICT SCHOOL BOARD \$99,000.00

410 HUNTER STREET

- Fire alarm replacement and emergency lighting upgrades

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THAMES VALLEY DISTRICT SCHOOL BOARD **\$97,000.00**

164 FYFE AVENUE

- Fire alarm replacement and emergency lighting upgrades

OXFORD COUNTY BOARD OF EDUCATION **\$418,000.00**

35 RIDDELL STREET

- Renovation of 3 existing science classrooms in secondary school

CITY OF WOODSTOCK **\$971,600.00**

325 FINKLE STREET

- Alterations to pool deck, basin and mechanical system at Southside Aquatic Centre

LONDON & DISTRICT CATHOLIC SCHOOL BOARD **\$70,000.00**

1085 DEVONSHIRE AVENUE

- Renovation of front façade of existing elementary school

COUNTY OF OXFORD **\$60,000.00**

290 VICTORIA STREET NORTH

- Fire alarm replacement and emergency lighting upgrades

CITY OF WOODSTOCK **\$296,000.00**

381 FINKLE STREET

- Replacement of existing elevator with new elevator

Building Department Staff

- Craig Wallace, Manager of Building & Facilities,
- Lorraine Neal, Building Inspector,
- Luke Julian, Building Inspector,
- Eric Boulard, Building Inspector,
- Mike Donmoyer, Temporary Building Inspector, and
- Erin Ruby, Building Technician.

Routine functions managed by this department during 2016 were as follows:

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

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