



**OFFICE OF THE  
CITY ENGINEER**

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## **2017 ANNUAL BUILDING REPORT**

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Construction activity sprang in 2017 with a total construction value at \$184 million compared to \$143 million in 2016. Residential construction values lead the way again making up for 55 percent of the total construction value for the year, while industrial construction came in second at 30 per cent. Large construction projects include additions at Toyota Motor Manufacturing, Toyota Boshoku, and Southside Public School. The number of construction permits issued in 2017 increased to 845 from 792 in 2016. The five and ten year total construction value average is \$144 million and \$133 million respectively.

The commercial sector saw a total estimated construction value of \$10.5 million; consistent with last year's value of \$10.1 million. The larger projects included a new Pet Smart store, gas bar renovations at 371 Norwich and optometry office renovations at 712 Dundas with construction values of \$2 million, \$0.55 million and \$0.55 million respectively. The five and ten year average for this sector is \$11 million and \$11.9 million respectively.

Construction activity in the industrial sector jumped in construction value to \$55.5 million from the 2016 value of \$18.7 million. The larger projects for 2017 include two additions totalling 57,000 ft<sup>2</sup> at Toyota, a 184,000 ft<sup>2</sup> addition at Toyota Boshoku and a new chicken hatchery of 45,000 ft<sup>2</sup> with construction values of \$15.5 million, \$13 million and \$4.6 million respectively. The five and ten year average for this sector is \$32.8 million and \$20.8 million respectively.

The 2017 institutional sector construction value increased to \$16.1 million from \$10.9 million in 2016. The major construction projects included the Southside Public School addition, Sainte Marguerite Bourgeoys addition and renovations at various schools within the Thames Valley District School Board which produced construction values of \$7 million, \$3 million and \$2.9 million respectively. The five and ten year average for the institutional sector is \$7.3 million and \$25.2 million respectively.

## **2017 BUILDING REPORT**

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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 remained stable at \$102 million compared to \$103.6 million in 2016. The number of residential units dropped to 307 total dwelling units compared to 2016 which recorded 343 dwelling units. Single family dwellings had a construction value of \$77 million. The year is comprised of 197 single family dwellings, 41 semi-detached units, 7 apartment units and 62 row-housing units which offer a total of 343 units. The five and ten year average for total units is 332 units and 317 units respectively. A total of \$6.6 million was spent renovating and improving our existing housing stock.

From the office of

**Craig Wallace, C.E.T.**  
Manager of Building & Facilities  
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## 2017 BUILDING REPORT

### Monthly Breakdown of Construction Permits and Number of Building Permits issued in 2017

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	\$6,777,600	42	\$3,654,400	7	\$4,735,000	3	\$603,420	1	\$15,770,420	53
February	\$1,342,450	18	\$50,000	1	\$75,000	1	\$31,000	1	\$1,498,450	21
March	\$7,482,820	44	\$0	0	\$463,000	6	\$0	0	\$7,945,820	50
April	\$5,233,200	47	\$1,378,000	5	\$414,900	3	\$808,499	5	\$7,834,599	60
May	\$7,925,530	91	\$0	0	\$13,865,500	4	\$7,377,933	5	\$29,168,963	100
June	\$10,189,426	97	\$1,085,000	5	\$3,813,000	6	\$419,000	5	\$15,506,426	113
July	\$2,884,805	64	\$265,000	3	\$12,150,000	2	\$275,000	4	\$15,574,805	73
August	\$4,535,900	61	\$630,000	5	\$3,070,000	2	\$0	0	\$8,235,900	68
September	\$4,536,150	47	\$708,000	2	\$6,119,650	8	\$3,291,753	4	\$14,655,553	61
October	\$8,615,100	53	\$1,611,000	4	\$7,170,000	5	\$3,050,000	4	\$20,446,100	66
November	\$23,683,310	92	\$1,093,000	9	\$325,000	3	\$94,380	1	\$25,195,690	105
December	\$18,856,903	63	\$120,000	3	\$3,261,000	6	\$196,078	3	\$22,433,981	75
<b>TOTAL</b>	<b>\$102,063,194</b>	<b>719</b>	<b>\$10,594,400</b>	<b>44</b>	<b>\$55,462,050</b>	<b>49</b>	<b>\$16,147,063</b>	<b>33</b>	<b>\$184,266,706</b>	<b>845</b>

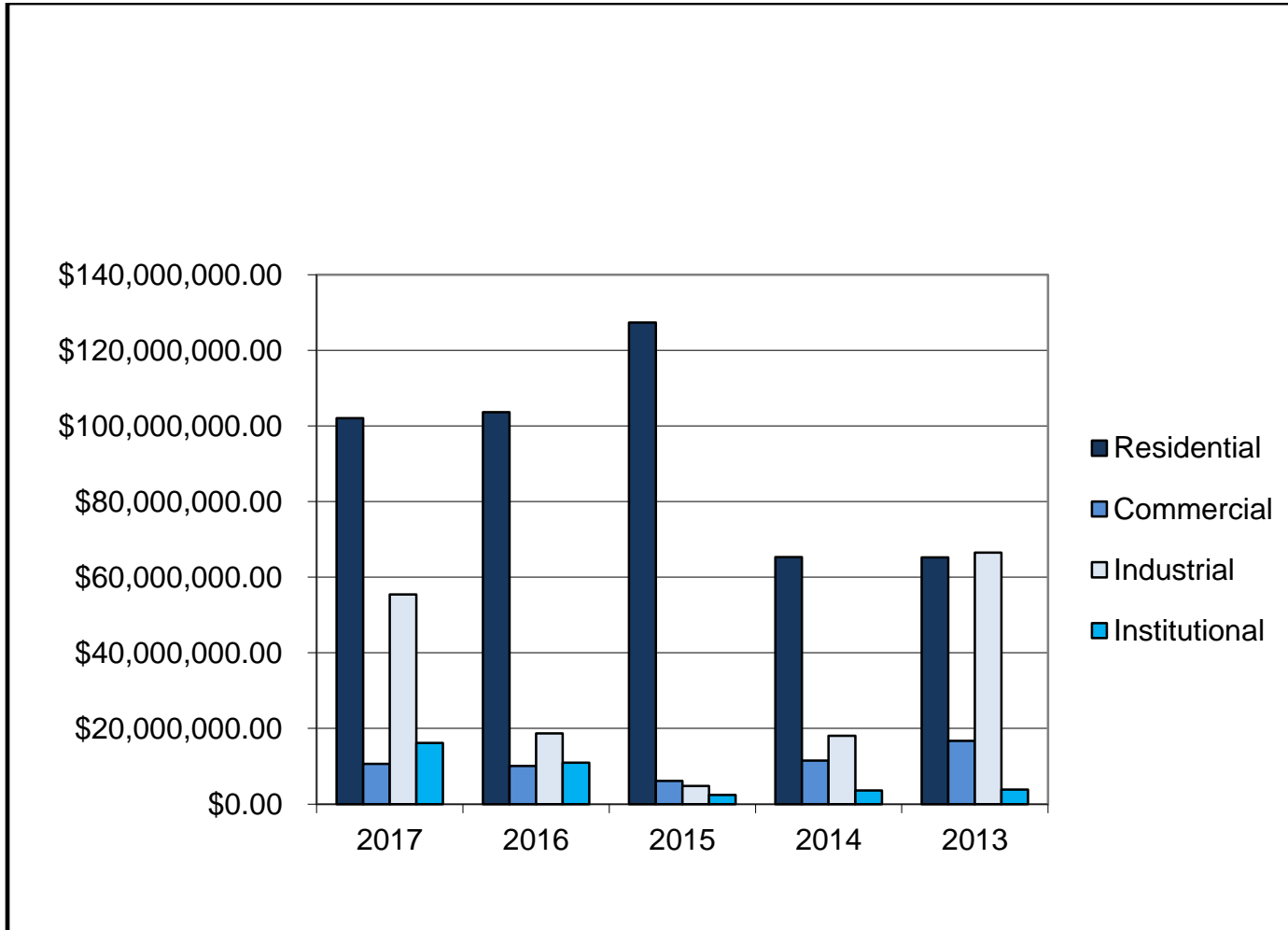
## 2017 BUILDING REPORT

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### 2017 Construction Value and Number of 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 Monthly Construction Value	TOTAL Monthly Units
January	\$2,478,900	8	\$2,114,000	12	\$2,103,600	13	\$0	0	\$6,696,500	33
February	\$250,000	2	\$230,000	2	\$706,000	4	\$0	0	\$1,186,000	8
March	\$6,090,000	17	\$652,800	4	\$0	0	\$0	0	\$6,742,800	21
April	\$3,939,400	11	\$0	0	\$0	0	\$580,000	5	\$4,519,400	16
May	\$4,766,000	14	\$500,000	2	\$1,900,000	11	\$0	0	\$7,166,000	27
June	\$6,655,000	17	\$1,700,000	7	\$800,000	4	\$0	0	\$9,155,000	28
July	\$2,175,000	5	\$260,000	2	\$0	0	\$0	0	\$2,435,000	7
August	\$3,425,000	10	\$200,000	2	\$0	0	\$0	0	\$3,625,000	12
September	\$1,947,000	5	\$350,000	2	\$1,659,000	12	\$0	0	\$3,956,000	19
October	\$7,968,000	19	\$0	0	\$0	0	\$0	0	\$7,968,000	19
November	\$22,033,360	54	\$0	0	\$1,120,000	8	\$160,000	2	\$23,313,360	64
December	\$14,967,000	35	\$1,400,000	8	\$2,369,153	10	\$0	0	\$18,736,153	53
<b>TOTALS</b>	<b>\$76,694,660</b>	<b>197</b>	<b>\$7,406,800</b>	<b>41</b>	<b>\$10,657,753</b>	<b>62</b>	<b>\$740,000</b>	<b>7</b>	<b>\$95,499,213</b>	<b>307</b>

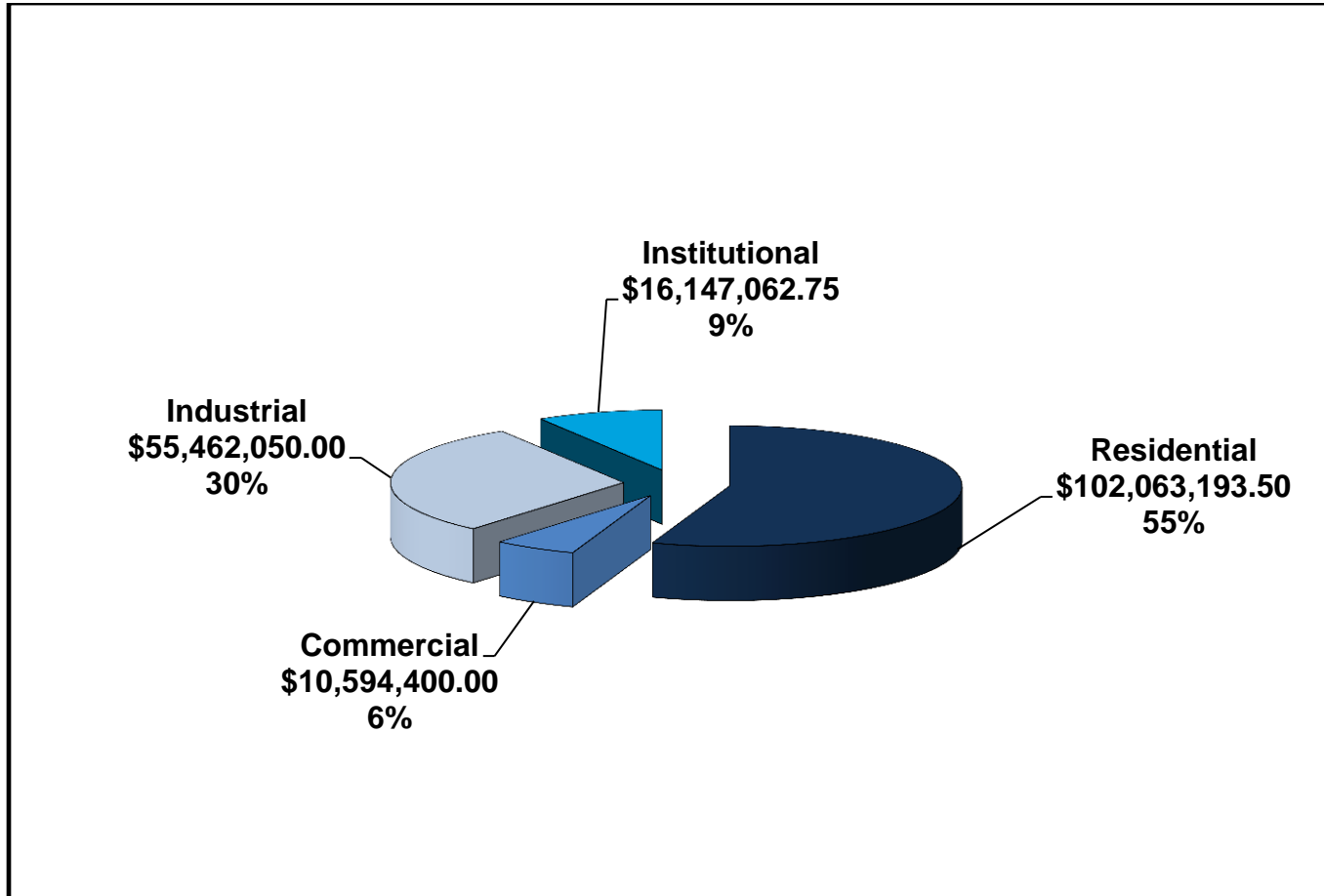
2017 Building Activity – Five Year Construction Comparison



**2017 BUILDING REPORT**

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**2017 Building Permit Values**



## 2017 BUILDING REPORT

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

Year	Construction Value \$	No. of Permits
2017	\$184,266,706.25	845
2016	\$143,329,363.99	792
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

## 2017 BUILDING REPORT

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

### COMMERCIAL

<b>LYLE L. LEFLER HOLDINGS INC.</b> .....	<b>\$250,000.00</b>
55 INGERSOLL ROAD	
▪ Demolition of portion of building and construction of 223 sq.m. addition for medical office.	
<b>CP REIT ONTARIO PROPERTIES</b> .....	<b>\$107,200.00</b>
41 SPRINGBANK AVENUE	
▪ Demolition of existing retail building.	
<b>CP REIT ONTARIO PROPERTIES</b> .....	<b>\$107,200.00</b>
989 DUNDAS STREET	
▪ Demolition of existing commercial building.	
<b>VIEWCON CONSTRUCTION.</b> .....	<b>\$150,000.00</b>
425 BEARD'S LANE	
▪ Interior alterations for Harman Heavy Vehicle Specialists wholesale and warehousing.	
<b>STARBANK DEVELOPMENTS 1678 CORP.</b> .....	<b>\$1,200,000.00</b>
419 NORWICH AVENUE	
▪ Footings, foundation and building shell for 1,297 sq.m. Commercial retail unit.	
<b>WOODSTOCK AND DISTRICT DEVELOPMENTAL SERVICES</b> .....	<b>\$100,000.00</b>
212 BYSHAM PARK DRIVE	
▪ Interior alterations to convert existing shop area to meeting rooms.	
<b>MCKINNEY MEDICAL INC.</b> .....	<b>\$155,000.00</b>
510 INGERSOLL AVENUE	
▪ Interior alterations to existing medical office and pharmacy.	
<b>MARK ELLIS</b> .....	<b>\$100,000.00</b>
529 DUNDAS STREET	
▪ Interior alterations to create new coffee shop.	
<b>STARBANK DEVELOPMENTS 1678 CORP</b> .....	<b>\$800,000.00</b>
419 NORWICH AVENUE	
▪ Interior alterations for new PetSmart store.	



## 2017 BUILDING REPORT

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**ROYAL CANADIAN LEGION BRANCH 55 ..... \$180,000.00**

642 DUNDAS STREET

- Interior alterations for new Royal Canadian Legion Branch 55.

**2029132 ONTARIO LIMITED ..... \$100,000.00**

371 Norwich Avenue

- Interior alterations to existing commercial building for convenience store and restaurant.

**2518428 ONTARIO INC..... \$200,000.00**

334 NORWICH AVENUE

- New gas station canopy and interior/exterior alterations for gas station convenience store.

**2538418 ONTARIO INC..... \$250,000.00**

200 DUNDAS STREET

- Construction of 155 sq.m. shell for new convenience store.

**SUMANGALA MAILVAGANAM DENTISTRY PROFESSIONAL**

**CORPORATION ..... \$410,000.00**

39 LIGHT STREET

- 128 sq.m. addition and interior alterations to existing dental office.

**774728 ONTARIO LIMITED ..... \$298,000.00**

1147 DUNDAS STREET

- Construction of new 335 sq.m. storage building.

**2029132 ONTARIO LIMITED ..... \$500,000.00**

371 NORWICH AVENUE

- Construction of new gas bar canopy.

**CP REIT ONTARIO PROPERTIES..... \$65,000.00**

973 DUNDAS STREET

- Interior alterations to existing Zehrs Optical department.

**2571790 ONTARIO INC..... \$550,000.00**

716 DUNDAS STREET

- Interior/exterior alterations for new optometry office.

**PICI INVESTMENTS INC..... \$496,000.00**

493-495 DUNDAS STREET

- Interior and exterior alterations and improvements to existing building.

## 2017 BUILDING REPORT

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**2570827 ONTARIO INC..... \$320,000.00**

257 DUNDAS STREET

- Construction of new 368 sq.m. two-storey building – commercial main floor, residential second floor.

**1783463 ONTARIO INC..... \$250,000.00**

516 DUNDAS STREET

- Interior alterations for new financial advisory business office.

**552653 ONTARIO INC..... \$200,000.00**

580 BRUIN BOULEVARD

- Interior alterations for new Fit4Less fitness club.

**2575449 ONTARIO INC..... \$100,000.00**

1099 COMMERCE WAY

- Site servicing, footings, foundations for 1,115 sq.m. single storey 5-suite building.

**JEMBY PROPERTIES INC..... \$100,000.00**

809 DUNDAS STREET

- Interior and exterior alterations for new Edward Jones business office.

**2600382 ONTARIO INC..... \$65,000.00**

379 HUNTER STREET

- Interior alterations to existing dental office for new wheelchair lift to access tenant spaces.

## INDUSTRIAL

**BLACK AND WHITE PROPERTY MANAGEMENT ..... \$1,500,000.00**

414 BEARD'S LANE

- Construction of 1,115 sq.m. single storey industrial building shell.

**2511396 ONTARIO INC..... \$3,200,000.00**

1440 PARKINSON ROAD

- Full permit for phase 2 & 3 of new cold storage warehouse facility.

**TOYOTA MOTOR MANUFACTURING COMPANY ..... \$75,000.00**

1717 DUNDAS STREET

- Interior alterations to expand existing pilot assembly area.

**2017 BUILDING REPORT**

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**TOYOTA BOSHOKU CANADA INC. .... \$165,000.00**

230 UNIVERSAL ROAD

- Retrofit existing storage room for storage of hazardous materials.

**1244118 ONTARIO LIMITED. .... \$5,000,000.00**

1107 RIDGEWAY ROAD

- Construction of new 4,240 sq.m. chicken hatchery plant.

**1625909 ONTARIO INC..... \$105,000.00**

900 NELLIS STREET

- 139 sq.m. addition to rear of existing silk screen printing business.

**BLACK AND WHITE PROPERTY MANAGEMENT ..... \$100,000.00**

414 BEARD'S LANE

- Tenant finishes to unit 1 for EMCO.

**CITY OF WOODSTOCK..... \$2,090,500.00**

944 JAMES STREET

- Construction of new bulk item and hazardous waste depot.

**WOODSTOCK LC HOLDING CORP..... \$75,000.00**

1400 COMMERCE WAY

- Interior alterations in unit A to extend plant offices in Arcelor Mittal.

**TOYOTA MOTOR MANUFACTURING COMPANY ..... \$700,000.00**

1717 DUNDAS STREET

- New parking lot area for employee parking adjacent to existing parking lot.

**TOYOTA MOTOR MANUFACTURING COMPANY ..... \$11,000,000.00**

1717 DUNDAS STREET

- 2,402 sq.m. addition with service platform to existing plastics manufacturing building.

**TOYOTA MOTOR MANUFACTURING COMPANY ..... \$185,000.00**

1717 DUNDAS STREET

- Interior alterations for washroom expansion in plastics department of existing industrial plant.

**OILSTREAM CORP..... \$423,000.00**

1309 SEAGRAVE ROAD

- Footings and foundation for 864 sq.m. industrial building for new concrete slab plank plant.

**2017 BUILDING REPORT**

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**TOYOTA BOSHOKU CANADA INC ..... \$13,000,000.00**

230 UNIVERSAL ROAD

- 17,103 sq.m. addition to Toyota Boshoku manufacturing plant.

**TOYOTA MOTOR MANUFACTURING COMPANY ..... \$230,000.00**

1717 DUNDAS STREET

- Interior alterations to existing industrial plant to create new final line elevated team room.

**1058598 ONTARIO LTD..... \$75,000.00**

960 KEYES DRIVE

- Construction of 40ft x 84ft dome fabric structure storage facility.

**1413121 ONTARIO INC..... \$450,000.00**

35 LONGWORTH LANE

- Installation of solar panels and inverters on existing machine shop roof.

**TOYOTA MOTOR MANUFACTURING COMPANY ..... \$100,000.00**

1717 DUNDAS STREET

- Relocation of fire main at north-east corner of the building.

**LORMA REALTY HOLDINGS CORP..... \$2,500,000.00**

399 WOODALL WAY

- Construction of 3,978 sq.m. single storey industrial building.

**VUTEQ CANADA INC. .... \$3,000,000.00**

920 KEYES DRIVE

- 3,901 sq.m. addition to single storey manufacturing and warehouse building.

**TOYOTA TSUSHO CANADA INC..... \$70,000.00**

180 BEARD'S LANE

- Construction of 222 sq.m. truck delivery storage building.

**1564368 ONTARIO INC..... \$460,000.00**

470 INDUSTRIAL AVENUE

- Installation of roof-mounted PV solar panels on existing industrial building.

**GENERAL MOTORS OF CANADA COMPANY. .... \$970,000.00**

1401 PARKINSON ROAD

- Sprinkler system upgrades to early suppression fast response (ESFR) system.

## 2017 BUILDING REPORT

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**479603 ONTARIO INC..... \$1,500,000.00**

1229 SEAGRAVE ROAD

- Construction of new 980 sq.m. single storey warehouse and office building for Gerrie Electric.

**TOYOTA MOTOR MANUFACTURING COMPANY ..... \$4,500,000.00**

1717 DUNDAS STREET

- New 2,913 sq.m. addition at press shop for existing Toyota industrial plant.

**TOYOTA MOTOR MANUFACTURING COMPANY ..... \$200,000.00**

1717 DUNDAS STREET

- Alterations to create two new truck docks and modifications to one existing truck dock.

**TOYOTA MOTOR MANUFACTURING COMPANY ..... \$220,000.00**

1717 DUNDAS STREET

- Interior alterations to existing industrial plant for new plastics team room.

**TOYOTA TSUSHO CANADA INC..... \$70,000.00**

224 BEARD'S LANE

- Construction of 1-storey 135 sq.m. unserviced storage building for Green Metals Canada Inc.

**1564368 ONTARIO INC..... \$100,000.00**

35 RIDGEWAY CIRCLE

- Installation of new roof system on existing industrial building.

**CONAX PROPERTIES LTD. .... \$2,897,000.00**

1620 COMMERCE WAY

- Grading, site servicing, footings, foundation for new industrial manufacturing plant.

**TOYOTA MOTOR MANUFACTURING COMPANY ..... \$220,000.00**

1717 DUNDAS STREET

- Interior alterations to existing industrial plant for the addition of production platform.

## **INSTITUTIONAL**

**CITY OF WOODSTOCK..... \$603,420.00**

375 FINKLE STREET

- Replacement of HVAC system.

**2017 BUILDING REPORT**

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**UPPER THAMES RIVER CONSERVATION AUTHORITY ..... \$235,000.00**

707 HIGHLAND DRIVE

- Construction of new 13 sq.m. concrete building on new concrete slab.

**THAMES VALLEY DISTRICT SCHOOL BOARD ..... \$375,000.00**

700 COLLEGE AVENUE

- Fire alarm and emergency lighting upgrades to existing secondary school.

**INDWELL COMMUNITY HOMES..... \$150,000.00**

373 BLOSSOM PARK ROAD

- Demolition of entire residential care building.

**COUNTY OF OXFORD..... \$58,498.00**

219 VICTORIA STREET SOUTH

- Installation of roof mounted solar panels on water treatment plant facility.

**1841942 ONTARIO INC..... \$100,000.00**

435 ATHLONE AVENUE

- Complete demolition of existing 2-storey home and church on property.

**THAMES VALLEY DISTRICT SCHOOL BOARD ..... \$7,000,000.00**

360 ALBERT STREET

- 2,139 sq.m. single storey addition and renovation to existing public school.

**JOHN KNOX CHRISTIAN SCHOOL ..... \$57,933.00**

800 JULIANA DRIVE

- Accessibility updates and alterations to existing elementary school.

**2046466 ONTARIO INC..... \$160,000.00**

845 DEVONSHIRE AVENUE

- New 20ft x 41ft addition to rear of existing funeral home.

**THAMES VALLEY DISTRICT SCHOOL BOARD ..... \$200,000.00**

700 COLLEGE AVENUE

- HVAC upgrades to existing secondary school.

**THAMES VALLEY DISTRICT SCHOOL BOARD ..... \$103,000.00**

410 HUNTER STREET

- Interior alterations to washrooms of existing public school.

**OXFORD COUNTY ROMAN CATHOLIC SCHOOL BOARD ..... \$125,000.00**

431 JULIANA DRIVE

- Interior alterations for barrier-free washroom space at existing high school.

**2017 BUILDING REPORT**

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**THAMES VALLEY DISTRICT SCHOOL BOARD ..... \$2,285,000.00**

900 CROMWELL STREET

- Interior alterations to remove existing asbestos ceilings, install new acoustic tile ceiling and lighting.

**DREWLO HOLDING INC..... \$100,000.00**

955 JAMES STREET

- Demolition of existing school by conventional means.

**NEW ST.PAULS CHURCH..... \$385,000.00**

560 DUNDAS STREET

- 33 sq.m. addition for new elevator for existing church.

**CITY OF WOODSTOCK..... \$596,753.00**

325 FINKLE STREET

- Alterations for new dehumidification and ventilation system at Southside Aquatic Centre.

**CONSEIL SCOLAIRE DE DISTRICT ..... \$3,000,000.00**

700 BRISTOL STREET

- 1,267 sq.m. 2-storey addition to existing secondary school.

**CITY OF WOODSTOCK..... \$94,380.00**

1100 UPPER THAMES DRIVE

- Construction of 30ft x 30ft shelter at Shanna Larsen Park.

**PICI INVESTMENTS INCORPORATED ..... \$124,300.00**

140 FERGUSON DRIVE

- Complete demolition of church, 3-storey building and mobile home on property.

### REPORT ON STAFF

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

Routine functions managed by this department during 2017 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**