



**OFFICE OF THE  
CITY ENGINEER**

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## **2018 ANNUAL BUILDING REPORT**

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For the fourth consecutive year, construction activity has increased to \$213 million from \$184 million in 2017. Residential construction values were the frontrunner once again making up for 69 percent of the total construction value for the year; while industrial construction followed at 24 per cent. Large construction projects include the Drewlo 12 storey apartment buildings, Soprema manufacturing plant, and JJZ Developments industrial mall. The number of construction permits issued in 2018 is 702 compared to 845 in 2017. The five and ten year total construction value average is \$156 million and \$130 million respectively.

A slight increase was observed within the commercial sector for a total estimated construction value of \$12.7 million; up from last year's value of \$10.6 million. The larger projects included a new commercial plaza for 1534 Dundas Street, a commercial plaza at 805 Vansittart Avenue and Image Health addition at 630 Dundas Street with construction values of \$4 million, \$1.8 million and \$1.5 million respectively. The five and ten year average for this sector is \$10.2 million and \$11.8 million respectively.

Construction activity in the industrial sector remains strong with a construction value of \$51.6 million from \$55.5 million in 2017. The notable projects include the Soprema plant, additions and renovations at Toyota and a multi-unit industrial building at 468 Innovation Way. Construction values of the former are \$11.1 million, \$8.5 million and \$8 million respectively. The five year construction average is 29.7 million and the ten year average estimate is \$25.3.

The institutional sector construction value dropped to \$2.2 million from \$16.1 million in 2017. The primary construction project included the City of Woodstock Firehall addition, which generated a construction value of \$1.8 million. The five and ten year average for the institutional sector is \$7 million and \$8.7 million respectively. The School Boards had no major projects in the City this year.

## **2018 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 remains very strong at \$146.9 million compared to \$102 million in 2017. The number of residential units doubled to 634 total dwelling units compared to 2017, where 307 dwelling units were documented. Single family dwellings exhibited a construction value of \$45.7 million. The year is comprised of 129 single family dwellings, 12 semi-detached units, 414 apartment units and 79 row-housing units, totalling 634 units. The five and ten year average for total units is 418 units and 345 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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Phone: (519) 539-2382, Ext. 3101

## 2018 BUILDING REPORT

### Monthly Breakdown of Construction Permits and Number of Building Permits issued in 2018

<b>Month</b>	<b>Residential Constr. Value</b>	<b>Commercial Constr. Value</b>	<b>Industrial Constr. Value</b>	<b>Institutional Constr. Value</b>	<b>TOTALS</b>
<b>January</b>	\$2,034,253.00	\$50,000.00	\$452,500.00	\$45,000.00	<b>\$2,581,753.00</b>
<i>No. of Permits</i>	17	1	3	1	<b>22</b>
<b>February</b>	\$3,271,500.00	\$165,000.00	\$3,029,000.00	\$-	<b>\$6,465,500.00</b>
<i>No. of Permits</i>	13	2	5	0	<b>20</b>
<b>March</b>	\$66,208,600.00	\$55,000.00	\$80,000.00	\$-	<b>\$66,343,600.00</b>
<i>No. of Permits</i>	36	3	3	0	<b>42</b>
<b>April</b>	\$8,191,810.00	\$190,470.00	\$2,676,772.73	\$1,853,000.00	<b>\$12,912,052.73</b>
<i>No. of Permits</i>	58	5	7	3	<b>73</b>
<b>May</b>	\$14,087,625.00	\$3,620,000.00	\$5,791,500.00	\$70,000.00	<b>\$23,569,125.00</b>
<i>No. of Permits</i>	78	6	5	3	<b>92</b>
<b>June</b>	\$3,381,950.00	\$4,090,600.00	\$14,790,596.00	\$172,500.00	<b>\$22,435,646.00</b>
<i>No. of Permits</i>	72	4	8	3	<b>87</b>
<b>July</b>	\$6,239,912.00	\$373,000.00	\$11,151,500.00	\$5,000.00	<b>\$17,769,412.00</b>
<i>No. of Permits</i>	57	4	3	1	<b>65</b>
<b>August</b>	\$5,034,628.00	\$256,272.73	\$9,452,000.00	\$50,000.00	<b>\$14,792,900.73</b>
<i>No. of Permits</i>	39	4	6	1	<b>50</b>
<b>September</b>	\$19,101,360.00	\$940,000.00	\$590,350.50	\$46,000.00	<b>\$20,677,710.50</b>
<i>No. of Permits</i>	94	6	4	1	<b>105</b>

**2018 BUILDING REPORT**

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<b>Month</b>	<b>Residential Constr. Value</b>	<b>Commercial Constr. Value</b>	<b>Industrial Constr. Value</b>	<b>Institutional Constr. Value</b>	<b>TOTALS</b>
<b>October</b>	\$6,702,170.00	\$631,954.55	\$2,295,000.00	\$-	<b>\$9,629,124.55</b>
<i>No. of Permits</i>	52	7	4	0	<b>63</b>
<b>November</b>	\$3,607,146.00	\$683,749.00	\$411,200.00	\$-	<b>\$4,702,095.00</b>
<i>No. of Permits</i>	23	7	4	0	<b>34</b>
<b>December</b>	\$8,989,975.00	\$1,655,000.00	\$850,000.00	\$-	<b>\$11,494,975.00</b>
<i>No. of Permits</i>	39	6	4	0	<b>49</b>
<b>TOTALS</b>	<b>\$146,850,929.00</b>	<b>\$12,711,046.28</b>	<b>\$51,570,419.23</b>	<b>\$2,241,500.00</b>	<b>\$213,373,894.51</b>
	<b>578</b>	<b>55</b>	<b>56</b>	<b>13</b>	<b>702</b>

## 2018 BUILDING REPORT

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### 2018 Construction Value and Number of Units

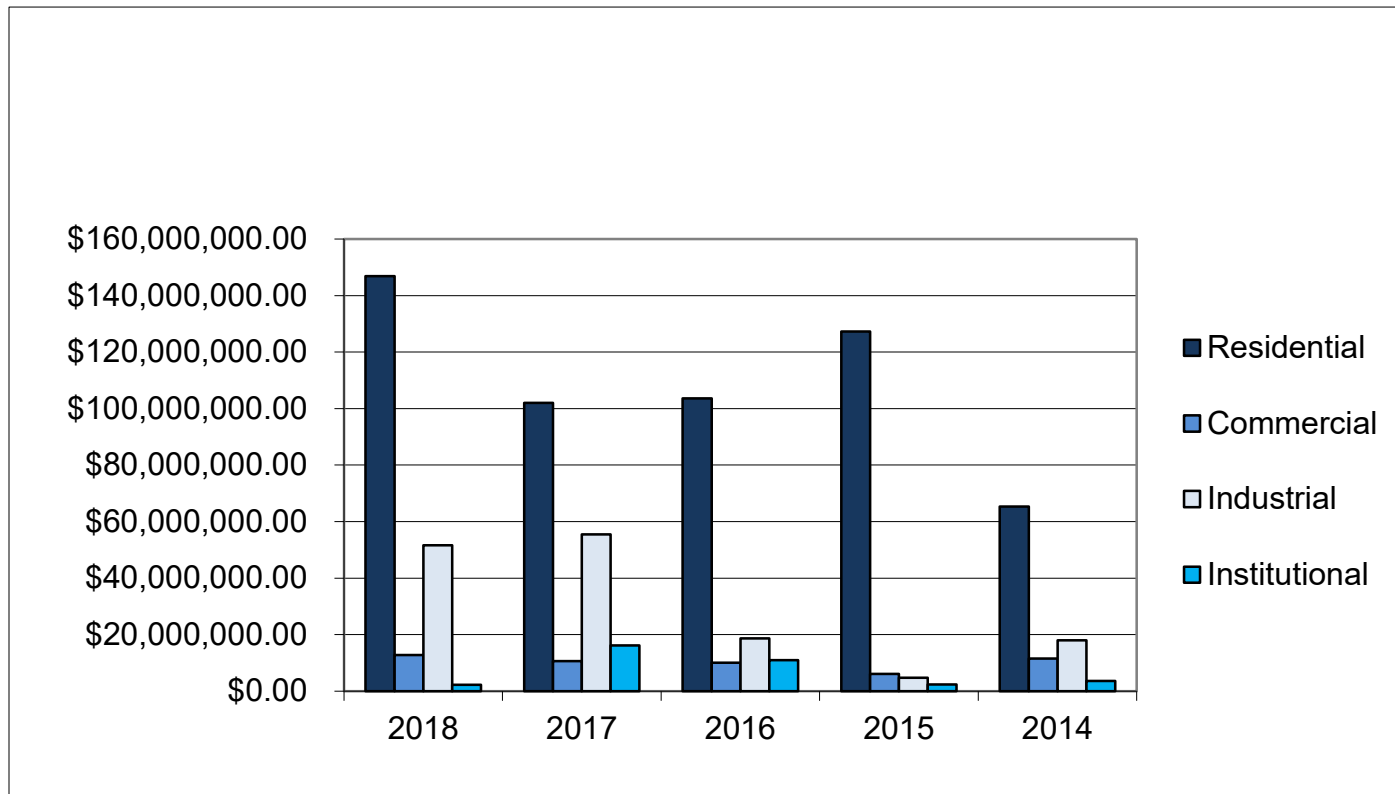
<b>Month</b>	<b>Single Family Constr. Value</b>	<b>Semi-Detached Constr. Value</b>	<b>Row Housing Constr. Value</b>	<b>Apartments Constr. Value</b>	<b>TOTAL</b>
<b>January</b>	\$800,000.00	\$-	\$846,153.00	\$100,000.00	<b>\$1,746,153.00</b>
<b>No. of Units</b>	1	0	4	2	7
<b>February</b>	\$1,050,000.00	\$-	\$2,028,000.00	\$-	<b>\$3,078,000.00</b>
<b>No. of Units</b>	3	0	12	0	15
<b>March</b>	\$5,683,000.00	\$-	\$-	\$60,250,000.00	<b>\$65,933,000.00</b>
<b>No. of Units</b>	15	0	0	348	363
<b>April</b>	\$2,569,500.00	\$-	\$3,977,690.00	\$100,000.00	<b>\$6,647,190.00</b>
<b>No. of Units</b>	9	0	13	4	26
<b>May</b>	\$5,087,400.00	\$390,000.00	\$1,500,000.00	\$5,900,000.00	<b>\$12,877,400.00</b>
<b>No. of Units</b>	11	2	6	52	71
<b>June</b>	\$1,735,500.00	\$746,000.00	\$-	\$-	<b>\$2,481,500.00</b>
<b>No. of Units</b>	5	4	0	0	9
<b>July</b>	\$2,725,000.00	\$330,000.00	\$1,903,842.00	\$-	<b>\$4,958,842.00</b>
<b>No. of Units</b>	5	2	2	0	9
<b>August</b>	\$1,189,300.00	\$-	\$1,877,153.00	\$1,699,200.00	<b>\$4,765,653.00</b>
<b>No. of Units</b>	3	0	11	8	22
<b>September</b>	\$12,575,700.00	\$-	\$5,959,260.00		<b>\$18,534,960.00</b>

**2018 BUILDING REPORT**

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<b>Month</b>	<b>Single Family</b>	<b>Semi-Detached</b>	<b>Row Housing</b>	<b>Apartments</b>	<b>TOTAL</b>
<b>No. of Permits</b>	<b>Constr. Value</b>	<b>Constr. Value</b>	<b>Constr. Value</b>	<b>Constr. Value</b>	
<i>No. of Units</i>	46	0	17	0	63
<b>October</b>	\$4,855,200.00	\$-	\$479,000.00	\$-	\$5,334,200.00
<i>No. of Units</i>	12	0	4	0	16
<b>November</b>	\$3,344,300.00	\$-	\$-	\$-	\$3,344,300.00
<i>No. of Units</i>	9	0	0	0	9
<b>December</b>	\$4,085,000.00	\$1,100,000.00	\$2,500,000.00	\$-	\$7,685,000.00
<i>No. of Units</i>	10	4	10	0	24
<b>Total Const. Value</b>	<b>\$45,699,900.00</b>	<b>\$2,566,000.00</b>	<b>21,071,098.00</b>	<b>\$68,049,200.00</b>	<b>\$137,386,198.00</b>
<i>Total No. of Units</i>	<b>129</b>	<b>12</b>	<b>79</b>	<b>414</b>	<b>634</b>

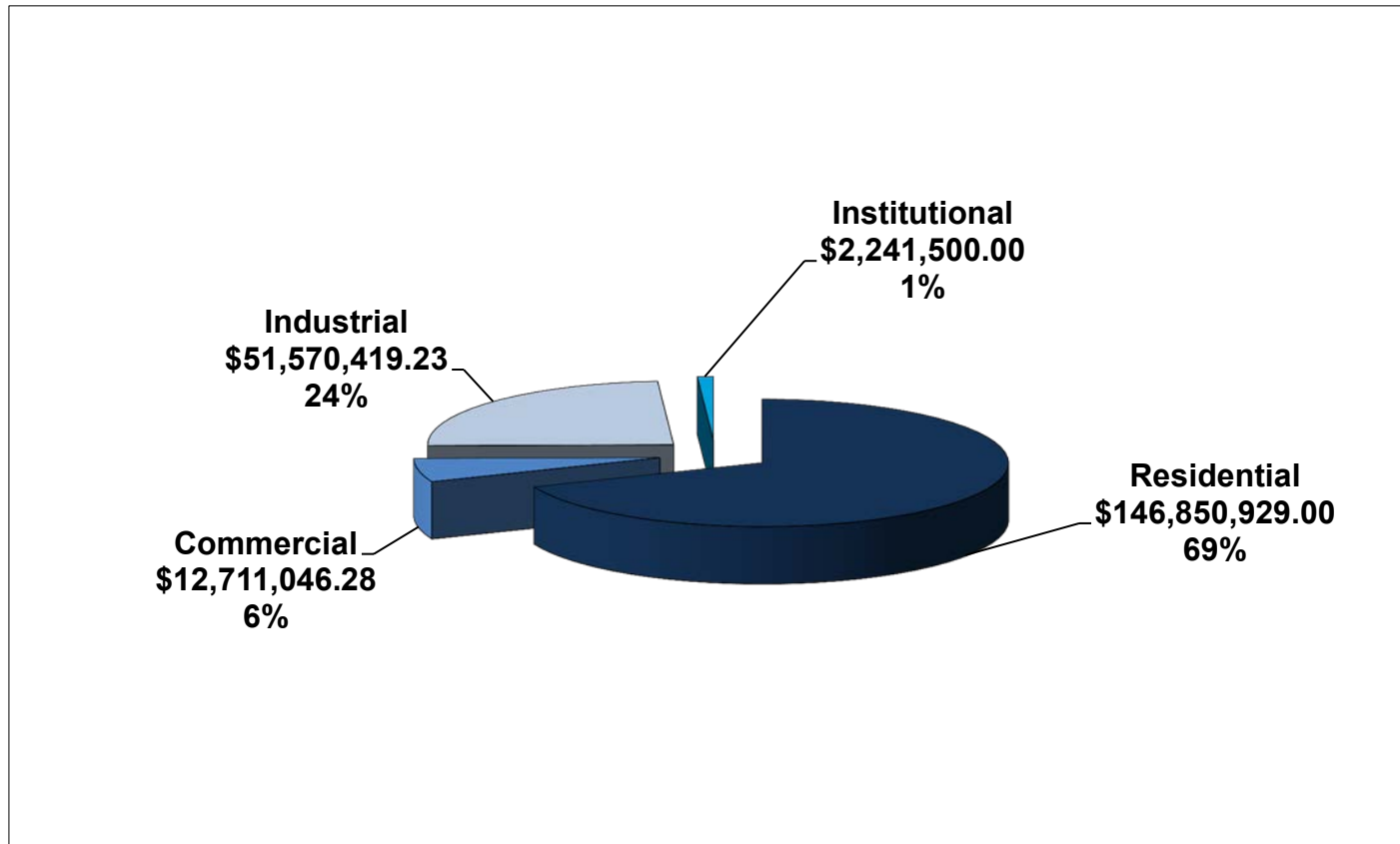
2018 Building Activity – Five Year Construction Comparison



## 2018 BUILDING REPORT

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### 2018 Building Permit Values





## 2018 BUILDING REPORT

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

Year	Construction Value \$	No. of Permits
2018	\$213,373,894.51	702
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

## 2018 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>KAYLAN PROPERTIES LIMITED</b> .....	\$150,000.00
703 DUNDAS STREET	
▪ Interior alterations for new Popeye's Chicken restaurant	
<b>ARNOLD SPINA</b> .....	\$125,000.00
30-32 METCALF STREET	
▪ Interior alterations to existing commercial office building	
<b>2511222 ONTARIO INC.</b> .....	\$1,850,000.00
805 VANSITTART AVENUE	
▪ New commercial multi-tenant building, interior & exterior finishes for new Tim Hortons restaurant	
<b>STRONGMAN PROPERTIES</b> .....	\$170,000.00
689 DUNDAS STREET	
▪ Interior alterations to existing commercial building for Pizza Hut take-out restaurant	
<b>IMAGE HEALTH FACILITY</b> .....	\$1,500,000.00
630 DUNDAS STREET	
▪ 195 sq. m. 2-storey addition to existing Palleck Orthodontics building	
<b>KRS HOLDINGS WOODSTOCK</b> .....	\$2,000,000.00
1534 DUNDAS STREET	
▪ Construction of shell for building '100'	
<b>KRS HOLDINGS WOODSTOCK</b> .....	\$2,000,000.00
1534 DUNDAS STREET	
▪ Construction of shell for building '400'	
<b>HERO'S FOUNTAIN LIMITED</b> .....	\$150,000.00
925 DUNDAS STREET	
▪ Interior alterations to unit 5B for new pizza restaurant	
<b>2511222 ONTARIO INC.</b> .....	\$60,000.00
805 VANSITTART AVENUE	
▪ Construction of new gas bar canopy	

## 2018 BUILDING REPORT

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<b>WOODSTOCK AGRICULTURAL SOCIETY</b> .....	\$153,000.00
875 NELLIS STREET	
▪ Interior alterations to convert offices to gaming floor	
<b>MCKINNEY MEDICAL INC</b> .....	\$105,272.00
510 INGERSOLL AVENUE	
▪ Interior alterations to existing medical clinic	
<b>959 DUNDAS STREET (WDSK) LTD</b> .....	\$85,500.00
959 DUNDAS STREET	
▪ Interior alterations to LifeLabs clinic	
<b>2271471 ONTARIO INC</b> .....	\$200,000.00
600 PRINCESS STREET	
▪ Interior alterations for new physiotherapy office	
<b>EARTHSPACE REAL ESTATE</b> .....	\$400,000.00
79 MONTCLAIR DRIVE	
▪ Interior alterations for new retail store	
<b>KRS HOLDINGS WOODSTOCK</b> .....	\$250,000.00
1534 DUNDAS STREET	
▪ Tenant finishes for Tim Horton's restaurant	
<b>SPINA &amp; LOEWITH INC</b> .....	\$110,000.00
45 METCALF STREET	
▪ Interior alterations to existing business office	
<b>SPINA &amp; LOEWITH INC</b> .....	\$100,000.00
45 METCALF STREET	
▪ Underpinning of existing footings	
<b>2511222 ONTARIO INC</b> .....	\$150,000.00
805 VANSITTART AVENUE	
▪ Tenant finishes for new convenience store use	
<b>661981 ONTARIO INC</b> .....	\$117,000.00
300 MAIN STREET	
▪ Tenant finishes for new pharmacy and medical office	
<b>BANK OF NOVA SCOTIA</b> .....	\$66,455.00
485 DUNDAS STREET	
▪ Interior alterations to existing bank branch	
<b>2286698 ONTARIO INC</b> .....	\$400,000.00
1242 DUNDAS STREET	
▪ Footings, foundations and site servicing for new Honda motor dealership	

## 2018 BUILDING REPORT

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

385 SPRINGBANK AVENUE

- Interior alterations for new Gino's Pizza restaurant

**SPINA & LOEWITH INC.**..... \$150,000.00

480 PEEL STREET

- Interior alterations for new dental suite in existing medical office

**1991976 ONTARIO INC.**..... \$1,500,000.00

1185 DEVONSHIRE AVENUE

- Construction of single store multi-tenant commercial plaza

**2117846 ONTARIO INC.**..... \$65,000.00

986 DUNDAS STREET

- Interior alterations for expansion of existing dental office

## INDUSTRIAL

**TOYOTA BOSHUKU CANADA**..... \$140,000.00

230 UNIVERSAL ROAD

- Installation of 4.3m x 8.5m cement pad and two 3.7m x 9m silos on pad

**2575449 ONTARIO INC.**..... \$300,000.00

1099 COMMERCE WAY

- Building shell for 1,115sq.m. single storey industrial building

**TOYOTA MOTOR MANUFACTURING CANADA**..... \$125,000.00

1717 DUNDAS STREET

- Interior alterations for addition of coffee kiosk in reception area

**ONTARIO MARIJUANA GROWERS**..... \$2,700,000.00

275 TECUMSEH STREET

- Enclosure of front face of building, new foundations, structural steel and new roof

**TOYOTA MOTOR MANUFACTURING CANADA**..... \$166,000.00

1717 DUNDAS STREET

- Foundations and slab only for new scrap building addition

**1564368 ONTARIO INC.**..... \$305,273.00

35 RIDGEWAY CIRCLE

- Installation of roof mounted solar panels

**TOYOTA MOTOR MANUFACTURING CANADA**..... \$60,000.00

1717 DUNDAS STREET

- Interior alterations to existing press shop

**TOYOTA MOTOR MANUFACTURING CANADA**..... \$90,000.00

1717 DUNDAS STREET

- Creation of new dock area

## 2018 BUILDING REPORT

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<b>OILSTREAM CORP.</b> .....	\$250,000.00
1309 SEAGRAVE ROAD	
▪ Construction of 864 sq. m. industrial pre-cast plank plant	
<b>CONAX PROPERTIES LTD.</b> .....	\$1,771,500.00
1620 COMMERCE WAY	
▪ Structural steel and base-work plumbing for 8,371 sq. m. industrial manufacturing plant for Soprema	
<b>TOYOTA BOSHUKU CANADA</b> .....	\$150,000.00
230 UNIVERSAL ROAD	
▪ Extension of existing pump room and existing plant washrooms	
<b>TOYOTA MOTOR MANUFACTURING CANADA</b> .....	\$1,100,000.00
1717 DUNDAS STREET	
▪ Structural steel for new cyclone building on existing foundation and concrete slab	
<b>1276 COMMERCE WAY DEVELOPMENTS</b> .....	\$3,120,000.00
1276 COMMERCE WAY	
▪ Construction of new single storey industrial building	
<b>TOYOTA MOTOR MANUFACTURING CANADA</b> .....	\$451,500.00
1717 DUNDAS STREET	
▪ Interior alterations for construction of new 4-bay truck dock	
<b>TOYOTA MOTOR MANUFACTURING CANADA</b> .....	\$1,085,000.00
1717 DUNDAS STREET	
▪ 75 sq. m. addition to existing manufacturing plant	
<b>TOYOTA MOTOR MANUFACTURING CANADA</b> .....	\$226,960.00
1717 DUNDAS STREET	
▪ Interior alterations to existing manufacturing plant	
<b>TOYOTA MOTOR MANUFACTURING CANADA</b> .....	\$75,000.00
1717 DUNDAS STREET	
▪ Interior alterations for new stitch room	
<b>TOYOTA MOTOR MANUFACTURING CANADA</b> .....	\$5,600,000.00
1717 DUNDAS STREET	
▪ Construction of 4,655 sq. m. 5-bay cross dock addition	
<b>2614587 ONTARIO INC.</b> .....	\$400,000.00
1585 COMMERCE WAY	
▪ Footings, foundation and site servicing for new 10,188 sq. m. cold storage warehouse	
<b>JJZ DEVELOPMENTS INC.</b> .....	\$8,000,000.00
468 INNOVATION WAY	
▪ Construction of 9,335 sq. m. multi-tenant industrial building	

## 2018 BUILDING REPORT

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<b>CYRUS REZVANIAN</b> .....	\$450,000.00
525 BEARD'S LANE	
▪ Foundations and site servicing for self-storage warehouse building	
<b>CONAX PROPERTIES</b> .....	\$11,131,500.00
1620 COMMERCE WAY	
▪ Construction of 8,371 sq. m. industrial manufacturing plant	
<b>TOYOTA MOTOR MANUFACTURING CANADA</b> .....	\$57,000.00
1717 DUNDAS STREET	
▪ Interior alterations to existing Oro building	
<b>HYD-MECH GROUP LIMITED</b> .....	\$105,000.00
239 BEARD'S LANE	
▪ 15.8m x 62m fabric covered storage building	
<b>LIDAMAC</b> .....	\$1,600,000.00
181 WOODALL WAY	
▪ Construction of 1,866 sq. m. single storey industrial building	
<b>LIDAMAC</b> .....	\$800,000.00
1249 SEAGRAVE ROAD	
▪ Construction of 1,000 sq. m. single storey industrial building	
<b>2614587 ONTARIO INC.</b> .....	\$6,850,000.00
1585 COMMERCE WAY	
▪ Construction of 10,188 sq. m. cold storage warehouse	
<b>AGROPUR COOPERATIVE TRUSTEE</b> .....	\$230,350.00
478 INDUSTRIAL AVENUE	
▪ Interior alterations to existing industrial processing plant	
<b>2530797 ONTARIO LTD</b> .....	\$240,000.00
1150 RIDGEWAY ROAD	
▪ Interior alterations to existing industrial building	
<b>2530797 ONTARIO LTD</b> .....	\$100,000.00
1150 RIDGEWAY ROAD	
▪ Site work for new Woodstock Self-Storage	
<b>1596163 ONTARIO INC.</b> .....	\$100,000.00
90 LANSDOWNE AVENUE	
▪ Interior alterations to create new offices and add new windows in existing building	
<b>JJZ DEVELOPMENTS</b> .....	\$80,000.00
468 INNOVATION WAY	
▪ Construction of 774 sq. m. mezzanine in future tenant building	

## 2018 BUILDING REPORT

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**TOYOTA TSUSHO CANADA INC.**..... \$2,100,000.00

224 BEARD'S LANE

- 1294 sq. m. south side addition, 93 sq. m. maintenance shop addition to existing metal recycling facility and 351 sq. m. free-standing trailer building

**2571565 ONTARIO INC.**..... \$130,000.00

525 BEARDS LANE

- Footings and foundations for self-storage warehouse building

**POW REALTIES INC.**..... \$100,000.00

63 RIDGEWAY CIRCLE

- Alterations to expand existing parking lot

**E & E MCLAUGHLIN LTD.**..... \$141,200.00

460 INDUSTRIAL AVENUE

- Interior alterations to existing assembly plant for two new machine pits

**JJZ DEVELOPMENTS** ..... \$750,000.00

468 INNOVATION WAY

- Interior alterations to existing industrial building

### INSTITUTIONAL

**CITY OF WOODSTOCK**..... \$1,800,000.00

1203 PARKINSON ROAD

- Construction of 640 sq. m. 2-storey addition with mezzanine for Woodstock Fire Department

**THAMES VALLEY DISTRICT SCHOOL BOARD** ..... \$75,000.00

65 AILEEN DRIVE

- Demolition of underground coal storage room

**OXFORD COUNTY RETIREMENT HOME** ..... \$57,500.00

265 VICTORIA STREET NORTH

- Alterations to supply and install new fire sprinkler system

## **2018 BUILDING REPORT**

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### **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 2018 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