

**Office of the
City Engineer**
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2022 Annual Building Report

Construction activity procures a slight increase in 2022 of \$199 million in comparison to 2021 with \$195 million. Once again, residential construction values surpass other sectors making up for 66 percent of the total construction value for the year, followed by industrial construction at 23 per cent. Large construction projects included a 6,517 square metre cross docks addition at Toyota, a 5,312 square metre industrial building at 333 Woodall Way and a sanitary pumping station facility at the City's Pattullo Avenue Industrial Park. 763 permits were issued in 2022 comparable to 769 permits issued in 2021. The five and ten-year total construction value average is \$216 million and \$180 million respectively.

The commercial sector construction value increased considerably in 2022 for a total estimated value of \$13.5 million, from last year's value of \$5.3 million. The more significant projects included the new Allen Lumber Facility, a new car wash at 1200 Dundas Street, and Walmart renovations with construction values of \$4 million, \$3 million, and \$1 million respectively. The five and ten-year average for the commercial sector is \$17 million and \$14 million respectively.

In 2022, the construction activity in the industrial sector remained steady with a value of \$46.9 million compared to the 2021 construction value of \$47.1 million. Notable projects included the Toyota cross docks addition at 1717 Dundas Street, and sizable industrial buildings at located at 333 Woodall Way and 401 Griffin Way. Construction values of the former are \$10 million, \$5.8 million, and \$4.9 million respectively. The five-year construction average is \$49.6 million, and the ten-year average estimate is \$41.2 million.

The institutional construction sector value reached \$7.1 million in 2022 compared to \$2.6 million in 2021 including a notable construction value for the Thames Valley District School Board totalling \$5.1 million. Individual construction projects included a TVDSB renovation at College Avenue Secondary School with another renovation at Woodstock Collegiate Institute and a transit building addition for the City of Woodstock, which generated construction values of \$2.6 million, \$0.93 million, and \$0.7 million respectively. The five and ten-year average for the institutional sector is \$4.6 million and \$5.9 million respectively.

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

The residential construction values continue to surpass the other sectors at \$131 million, however, dropping slightly from the previous year of \$140 million. In 2022, the total number of residential units constructed was 322 compared to 469 units in 2021. Single family dwellings generated a construction value of \$109 million with the construction of 266 single family dwellings, 14 semi-detached units, 26 apartment units and 16 row-housing units for a total of 322 units. The five and ten-year average for total units is 465 units and 399 units respectively. A total of \$11.4 million was spent renovating and improving our existing housing sector.

From the office of

Craig Wallace, C.E.T.
Manager of Building & Facilities
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Monthly Breakdown of Construction Permits and Number of Building Permits Issued in 2022

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	\$1,707,669.80	16	\$400,000.00	1	\$5,000,000.00	1	\$0	0	\$7,107,669.80	18
February	\$49,970,160.00	156	\$375,000.00	3	\$11,000.00	2	\$2,646,261.90	3	\$53,002,421.90	164
March	\$4,654,101.00	39	\$502,155.00	5	\$1,664,800.00	3	\$0	0	\$6,821,056.00	47
April	\$4,394,111.00	37	\$1,028,000.00	1	\$14,385,000.00	5	\$1,532,500.00	4	\$21,339,611.00	47
May	\$5,268,317.00	59	\$376,000.00	5	\$798,500.00	5	\$650,000.00	2	\$7,092,817.00	71
June	\$4,150,865.00	53	\$410,000.00	3	\$3,310,000.00	3	\$272,200.00	3	\$8,143,065.00	62
July	\$3,633,668.00	48	\$3,721,733.00	5	\$508,000.00	2	\$1,649,629.81	9	\$9,513,030.81	64
August	\$5,405,878.00	44	\$1,558,589.00	7	\$825,000.00	2	\$46,000.00	2	\$7,835,467.00	55
September	\$4,841,593.28	35	\$4,265,000.00	5	\$5,927,000.00	5	\$0	0	\$15,033,593.28	45
October	\$1,720,800.00	28	\$27,000.00	2	\$5,800,000.00	1	\$224,744.00	1	\$7,772,544.00	32
November	\$1,930,993.78	35	\$765,000.00	3	\$3,705,000.00	4	\$40,000.00	1	\$6,440,993.78	43
December	\$43,784,731.30	107	\$85,000.00	3	\$4,950,000.00	4	\$69,947.00	1	\$48,889,678.30	115
Total Construction Value	\$131,462,888.16	657	\$13,513,477.00	43	\$46,884,300.00	37	\$7,131,282.71	26	\$198,991,947.87	763

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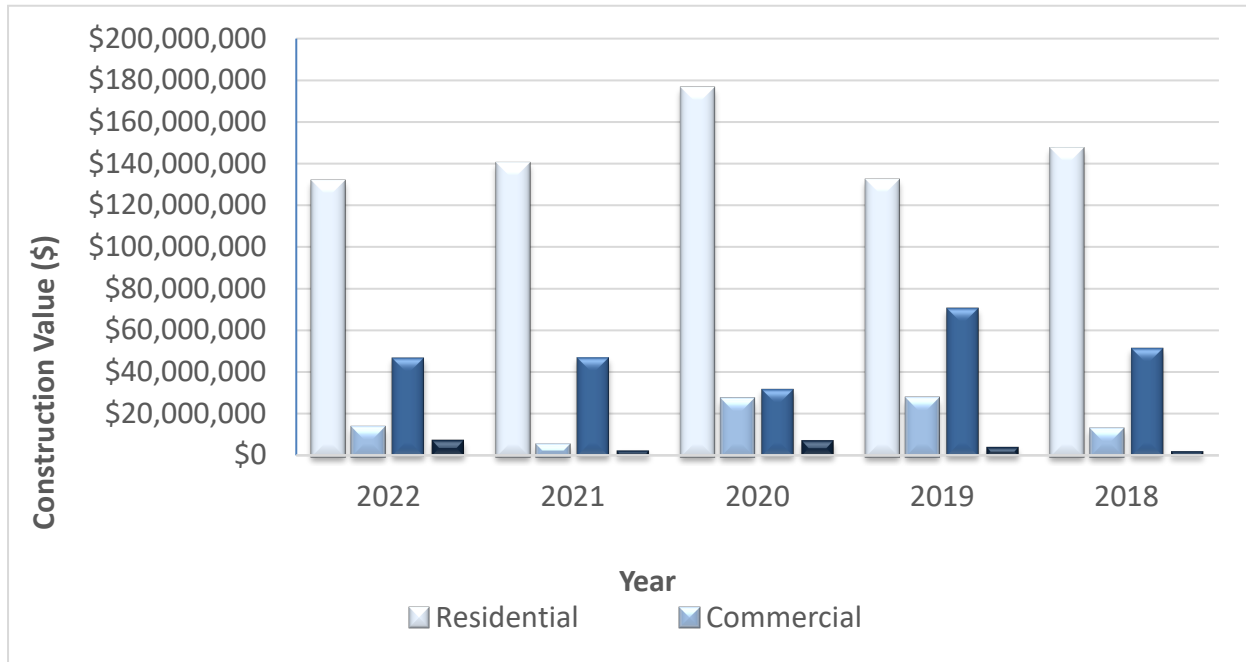
2022 Residential Construction Value and Number of Units

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	Apartment Construction Value	No. of Apartment Units	Total Monthly Construction Value	Total Monthly Units
January	\$1,247,875.00	2	\$0	0	\$0	0	\$0	0	\$1,247,875.00	2
February	\$49,249,560.00	140	\$0	0	\$0	0	\$0	0	\$49,249,560.00	140
March	\$1,620,000.00	3	\$570,000.00	2	\$1,450,000.00	8	\$0	0	\$3,640,000.00	13
April	\$2,429,000.00	5	\$1,200,000.00	4	\$0	0	\$0	0	\$3,629,000.00	9
May	\$2,524,000.00	5	\$1,800,000.00	6	\$0	0	\$0	0	\$4,324,000.00	11
June	\$1,908,250.00	4	\$0	0	\$1,200,000.00	3	\$0	0	\$3,108,250.00	7
July	\$1,842,000.00	3	\$0	0	\$0	0	\$0	0	\$1,842,000.00	3
August	\$1,285,000.00	2	\$0	0	\$0	0	\$3,000,000.00	24	\$4,285,000.00	26
September	\$2,030,000.00	3	\$0	0	\$1,200,000.00	5	\$288,860.00	2	\$3,518,860.00	10
October	\$275,000.00	1	\$500,000.00	2	\$0	0	\$0	0	\$775,000.00	3
November	\$800,000.00	1	\$0	0	\$0	0	\$0	0	\$800,000.00	1
December	\$43,604,459.30	97	\$0	0	\$0	0	\$0	0	\$43,604,459.30	97
Total Construction Value	\$108,815,144.30	266	\$4,070,000.00	14	\$3,850,000.00	16	\$3,288,860.00	26	\$120,024,004.30	322

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2022 Building Activity – Five Year Construction Comparison

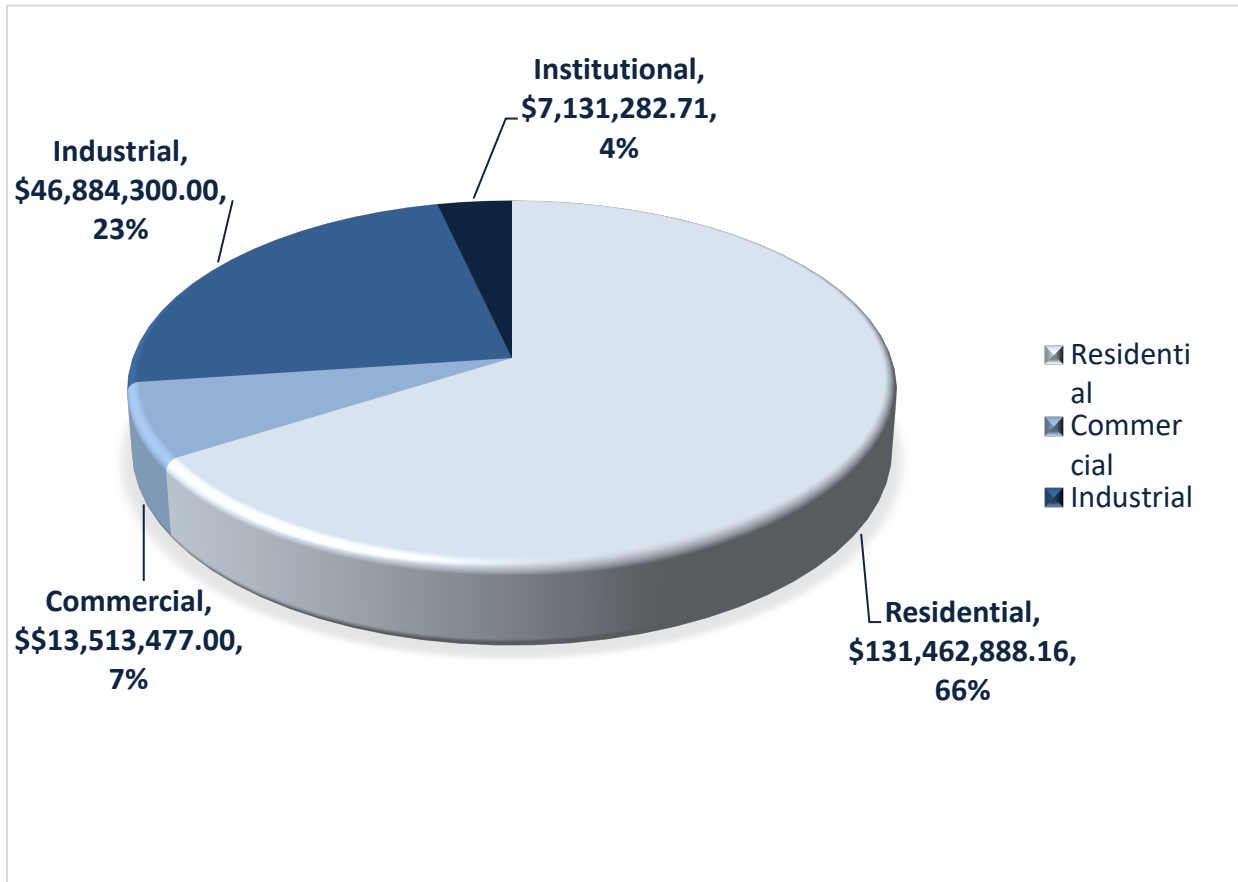
Breakdown of Construction Value Per Year:



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2022 Building Permit Values

Breakdown of 2022 Permit Values:



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Value of Building Permits and Number of Building Permits Issued

Year	Construction Value \$	No. of Permits
2022	\$198,991,947.87	763
2021	\$194,855,868.49	769
2020	\$241,579,617.61	945
2019	\$233,487,627.63	783
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

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

Commercial

2079608 ONT WOODSTOCK FORD	\$400,000.00
1455 DUNDAS STREET	
▪ New 625.65 sq.m addition and drive-thru canopy	
ONTARIO TECH SUPPORT	\$100,000.00
290 DUNDAS STREET	
▪ Interior alterations to office basement to create dwelling unit	
KINGOCTOPUS INVESTMENT	\$225,000.00
930 DUNDAS STREET	
▪ Interior renovations for new “Doughbox” restaurant	
WAL-MART CANADA CORP	\$1,028,000.00
499 NORWICH AVENUE	
▪ Interior & exterior alterations	
VAN HAEREN GROUP	\$300,000.00
645 FINKLE STREET	
▪ Interior renovations of tenant space	
2526534 ONTARIO INC	\$300,000.00
514 PRINCES STREET	
▪ Interior renovations to office space	
LAKHWINDER JHUTTY	\$70,000.00
235 DUNDAS STREET	
▪ Interior renovations to convert retail store into office	
2079608 ONT WOODSTOCK FORD	\$120,000.00
1455 DUNDAS STREET	
▪ Interior & exterior alterations	

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JORDAN LUPOCIVI	\$3,000,000.00
1200 DUNDAS STREET	
▪ Construct 506 sq.m car wash	
DAVID KENT	\$480,900.00
980 DUNDAS STREET	
▪ Interior renovations for McDonald's	
COUNTY OF OXFORD	\$110,833.00
21 REEVE STREET	
▪ Install rooftop solar panels	
WESLEY DONKER	\$829,359.00
427 DUNDAS STREET	
▪ Interior alterations to create retail space and residential units	
RITA KATZNELSON	\$80,000.00
331 NORWICH AVENUE	
▪ Interior renovations for restaurant	
2858727 ONTARIO INC.	\$50,000.00
754 PAVEY STREET	
▪ Interior alterations to convert retail store into grocery store	
1711757 ONTARIO INC.	\$400,000.00
669 DUNDAS STREET	
▪ Interior alterations for retail space	
CANADA'S OUTDOOR FARM SHOW	\$50,000.00
744906 OXFORD ROAD 17	
▪ Construct 223 sq.m. building	
2703082 ONTARIO INC.	\$75,000.00
714983 OXFORD ROAD 4	
▪ Addition of 3 diesel pumps & canopy extension	
ALLEN LUMBER HOLDINGS LIMITED	\$4,000,000.00
1000 PARKINSON ROAD	
▪ Construct 2986 sq.m building supply store	
GIAU VAN TRAN	\$75,000.00
497 DUNDAS STREET	
▪ Interior renovations to create new restaurant	

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SATWANT WALIA..... \$100,000.00

992 DUNDAS STREET

- Construct demising wall to create commercial unit

IQBAL DHILLON \$600,000.00

860 DUNDAS STREET

- Construct 390 sq.m. multi-unit building

MICHAEL KALLES..... \$150,000.00

477 DUNDAS STREET

- Interior renovations to Telus

SALLY BENNETT..... \$65,000.00

969 DUNDAS STREET

- Interior alterations to convert restaurant into hair salon

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Industrial

CITY OF WOODSTOCK	\$5,000,000.00
1319 PATTULO AVENUE	
▪ Construct new sanitary pumping station	
CORNELL WELDING	\$1,200,000.00
984 KEYES DRIVE	
▪ Construct 929 sq.m. addition onto existing building	
SEABOARD WOODSTOCK RAIL	\$454,800.00
95 BEARD'S LANE	
▪ Install site servicing and sewage systems for future Industrial building	
TOYOTA MOTOR MANUFACTURING COMPANY	\$10,000,000.00
1717 DUNDAS STREET	
▪ Construct 6517 sq.m. addition to existing cross dock	
BLACK & WHITE PROPERTY MANAGEMENT INC.	\$2,000,000.00
1149 COMMERCE WAY	
▪ Construct 1853 sq.m. industrial building shell	
B&R HOLDING	\$2,000,000.00
427 WOODALL WAY	
▪ Construct 2,787 sq.m. industrial warehouse	
11198572 CANADA INC.	\$240,000.00
475 BEARD'S LANE	
▪ Site servicing for future transport terminal	
2790783 ONTARIO INC.	\$100,000.00
221 WOODALL WAY	
▪ Interior renovations for tenant selling animal medication	
0846689 BC LTD.	\$370,000.00
1470 COMMERCE WAY	
▪ Interior renovations of tenant space	
WILLOW CULTIVATION INC.	\$1,600,000.00
477 GRIFFIN WAY	
▪ Construct 584 sq.m. 3-unit industrial building	

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TOYOTA MOTOR MANUFACTURING COMPANY	\$1,700,000.00
1717 DUNDAS STREET	
▪ Site servicing for future cross dock expansion	
DILEGGE PROPERTIES LTD	\$500,000.00
1222 NELLIS STREET	
▪ Construct 837 sq.m. warehouse	
214 CARSON CO.	\$700,000.00
378 WOODALL WAY	
▪ Interior renovations for Home Depot	
OXFORD PLUMBING	\$125,000.00
1149 COMMERCE WAY	
▪ Interior renovations for tenant finish	
THREE WOOD INVESTMENT INC.	\$4,900,000.00
401 GRIFFIN WAY	
▪ Construct 3054 sq.m. warehouse	
2748133 ONTARIO INC.	\$192,000.00
353 GRIFFIN WAY	
▪ Construct 13,000 sq.m multi-tenant warehouse (foundation only)	
214 CARSON CO.	\$50,000.00
385 GRIFFIN WAY	
▪ Construct retaining wall	
2748133 ONTARIO INC.	\$700,000.00
353 GRIFFIN WAY	
▪ Site servicing for future 13,000 sq.m. multi-tenant warehouse	
LANCA CONTRACTING LIMITED	\$5,800,000.00
333 WOODALL WAY	
▪ Construct 5312 sq.m. warehouse	
2748133 ONTARIO INC.	\$3,270,000.00
353 GRIFFIN WAY	
▪ Construct 13,000 sq.m. multi-tenant warehouse (shell only)	
2287588 ONTARIO INC.	\$400,000.00
385 GRIFFIN WAY	
▪ Site servicing for future warehouse	

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LIDAMAC INC.	\$50,000.00
221 WOODALL WAY	
▪ Interior renovations for tenant space	
XYRIS HOLDINGS INC.	\$1,500,000.00
369 GRIFFIN WAY	
▪ Construct 2370 sq.m. multi-unit building	
2748133 ONTARIO INC.	\$900,000.00
353 GRIFFIN WAY	
▪ Interior finishes to complete office space	
2287588 ONTARIO INC.	\$2,500,000.00
385 GRIFFIN WAY	
▪ Construct 3033 sq.m. warehouse	

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Institutional

THAMES VALLEY DISTRICT SCHOOL BOARD	\$2,594,899.90
700 COLLEGE AVENUE	
▪ HVAC upgrades and abatements	
OXFORD COUNTY	\$300,000.00
300 JULIANA DRIVE	
▪ Steel canopy over loading dock entrance	
THAMES VALLEY DISTRICT SCHOOL BOARD	\$133,000.00
900 CROMWELL STREET	
▪ Mechanical upgrades & renovations	
THAMES VALLEY DISTRICT SCHOOL BOARD	\$400,000.00
700 COLLEGE AVENUE	
▪ Install magnetic doors and alterations to fire alarm system	
CITY OF WOODSTOCK	\$699,500.00
65 CLARKE STREET SOUTH	
▪ Construct 370 sq.m. addition to transit bus shelter	
THAMES VALLEY DISTRICT SCHOOL BOARD	\$500,000.00
65 AILEEN DRIVE	
▪ Office & washroom renovations for school	
LONDON CATHOLIC DISTRICT SCHOOL BOARD	\$150,000.00
344 PARKINSON ROAD	
▪ Library and classroom renovations for school	
LONDON DISTRICT CATHOLIC SCHOOL BOARD	\$150,000.00
1085 DEVONSHIRE AVENUE	
▪ Upgrades to kindergarten & workroom	
CONSEIL SCOLAIRE DE DISTRICT DES ECOLES CATHOLIQUE	\$82,200.00
700 BRISTOL STREET	
▪ Interior alterations to washroom	
THAMES VALLEY DISTRICT SCHOOL BOARD	\$931,200.00
35 RIDDELL STREET	
▪ Renovations for accessibility upgrades	

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WOODSTOCK HOSPITAL \$99,453.81

310 JULIANA DRIVE

- Renovations for x-ray room

THAMES VALLEY DISTRICT SCHOOL BOARD \$531,476.00

1060 SPRUCEDALE ROAD

- Replace utilities & expand parking lot

CITY OF WOODSTOCK \$224,744.00

895 RIDEGEWOOD DRIVE

- Construct 11m x 11m gazebo

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Report on Current Staff

- Craig Wallace, Manager of Building & Facilities
- Lorraine Neal, Deputy Chief Building Official
- Luke Julian, Building Inspector
- Eric Boulard, Building Inspector
- Carter Nitsis, Building Inspector
- Alex Pante, Building Technician
- Jordan Denobrega, Building Technician

Routine functions managed by this department during 2022 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

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