



**OFFICE OF THE
CITY ENGINEER**

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2023 ANNUAL BUILDING REPORT

Construction activity in 2023 has experienced a dramatic increase with total construction values at \$280 million in comparison to 2022 with \$199 million. Once again, residential construction values surpass other sectors making up for 47 percent of the total construction value for the year, followed by industrial construction at 34 per cent. Large construction projects include a 103 unit apartment building at 140 Ferguson Drive, a 15,135 square metre industrial building for PreCon at 1100 Dundas Street and a 90 unit hotel at 1510 Dundas Street. Contradictory to the increasing construction values from 2022 to 2023, the number of total building permits dropped from 763 to 600. The five and ten-year total construction value average is \$230 million and \$193 million respectively.

The commercial sector construction value increased considerably in 2023 for a total estimated value of \$40.3 million, from last year's value of \$13.5 million. The more significant projects included a new hotel at 1510 Dundas Street, a new hotel at 527 Lampman Place, and a new medical office building at 640 Finkle Street with construction values of \$12 million, \$11 million, and \$9.1 million respectively. The five and ten-year average for the commercial sector is \$22.5 million and \$16.4 million respectively.

In 2023, the construction activity in the industrial sector doubled in value to \$95.8 million compared to the 2022 construction value of \$46.9 million. Notable projects included the Pre-Con redevelopment at 1100 Dundas Street, a new Soprema plant at 1620 Commerce Way and a Vuteq addition at 920 Keyes Drive. Construction values of the former are \$21.1 million, \$13.8 million, and \$13 million respectively. The five-year construction average is \$44.1 million, and the ten-year average estimate is \$58.5 million.

The institutional construction sector also increased to \$12.6 million in 2023 compared to \$1.7 million in 2022 including a notable construction value for the Thames Valley District School Board totalling \$9.2 million spread over 12 projects. Individual construction projects included a TVDSB renovation at Roch Carrier Public School with another renovation at Woodstock Collegiate Institute and a new temple at 701 Khalsa Drive, which generated construction values of \$5 million, \$1.8 million, and \$1.5 million respectively. The five and ten-year average for the institutional sector is \$6.7 million and \$6.9 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 \$131.7 million, remaining very consistent from the previous year of \$131.5 million. In 2023, the total number of residential units constructed was 370 compared to 322 units in 2022. Apartment dwellings generated a construction value of \$51.2 million with the construction of 174 dwelling units, 58 single detached units, 6 semi-detached units, 123 row-housing units and 9 additional residential units (ARUs) for a total of 370 units. The five and ten-year average for total units is 465 units and 413 units respectively. A total of \$9.3 million was spent renovating and improving our existing housing sector.

From the office of

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2023 ANNUAL BUILDING REPORT

MONTHLY BREAKDOWN OF CONSTRUCTION PERMITS AND NUMBER OF BUILDING PERMITS ISSUED IN 2023

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	\$1,466,532.33	16	\$505,000.00	5	\$368,600.00	2	\$5,050,000.00	1	\$7,107,669.80	24
February	\$34,960,500.00	12	\$635,000.00	5	\$13,375,000.00	3	\$66,644.63	2	\$49,037,144.63	22
March	\$17,164,309.98	65	\$709,000.00	4	\$1,500,000.00	1	\$0	0	\$19,355,309.98	70
April	\$10,820,907.80	50	\$514,597.17	4	\$260,000.00	3	\$3,168,000.00	4	\$14,763,504.97	61
May	\$18,580,602.00	97	\$873,933.90	3	\$2,300,000.00	2	\$19,800.00	1	\$21,774,335.90	103
June	\$17,564,277.00	77	\$11,000,000.00	1	\$16,445,000.00	4	\$550,000.00	2	\$45,559,277.00	84
July	\$2,575,290.00	35	\$19,000.00	2	\$10,300,000.00	3	\$3,012,000.00	7	\$15,906,290.00	47
August	\$4,652,903.51	39	\$150,000.00	1	\$11,836,919.00	2	\$172,556.90	4	\$16,767,379.41	46
September	\$1,465,568.11	30	\$13,984,932.27	6	\$1,100,000.00	2	\$362,900.00	2	\$16,913,400.38	40
October	\$18,147,066.10	31	\$11,295,546.42	9	\$22,131,692.00	4	\$200,00.00	2	\$51,754,304.52	46
November	\$2,185,315.00	22	\$260,000.00	4	\$75,000.00	2	\$5,245.00	1	\$2,347,290.00	29
December	\$2,193,600.00	23	\$327,968.90	3	\$16,100,000.00	2	\$0	0	\$18,474,568.90	28
Total Construction Value	\$131,758,871.83	497	\$40,274,978.66	47	\$95,792,211.00	30	\$12,607,146.53	26	\$280,433,208.02	600

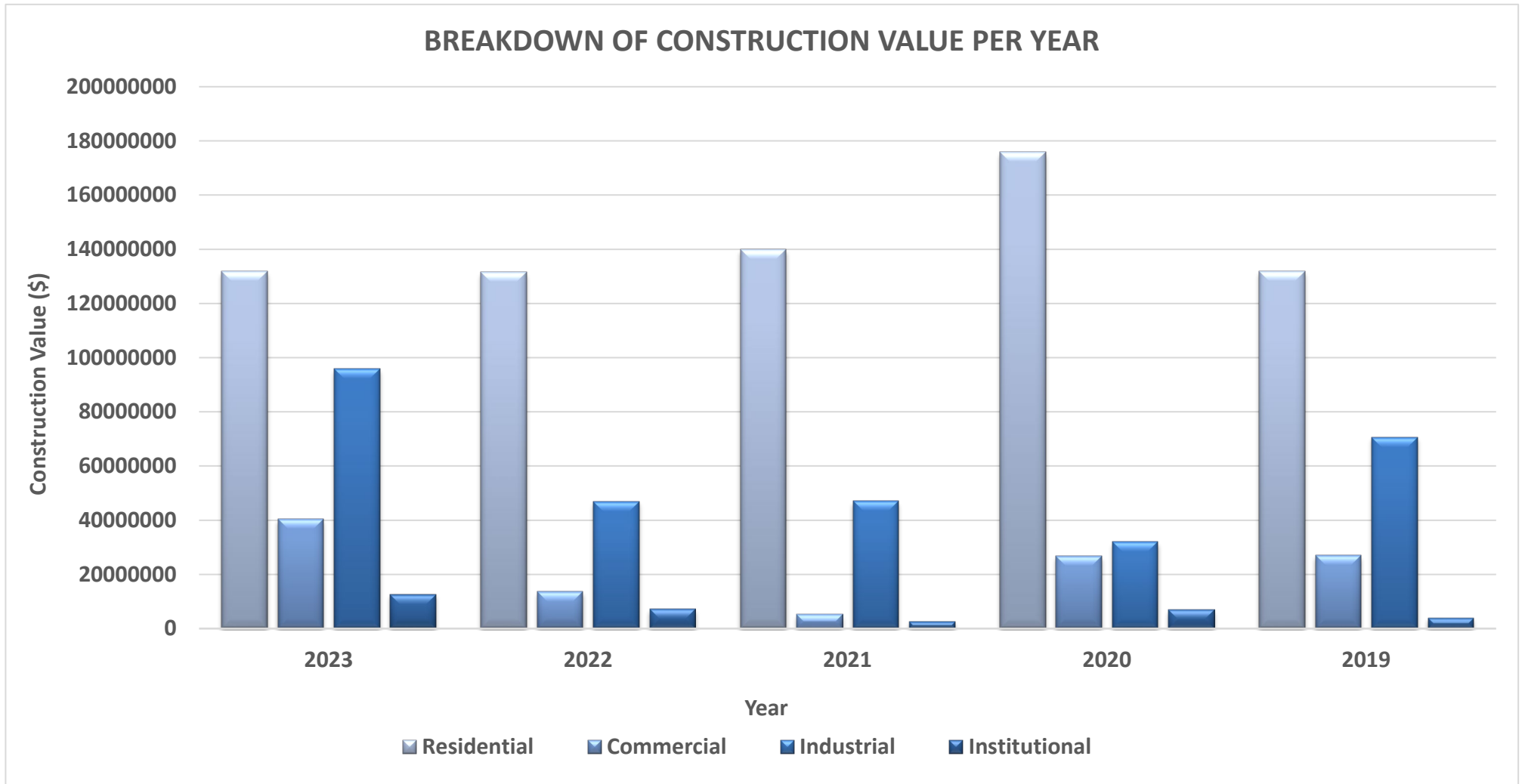
2023 ANNUAL BUILDING REPORT

2023 RESIDENTIAL CONSTRUCTION VALUE AND NUMBER OF UNITS

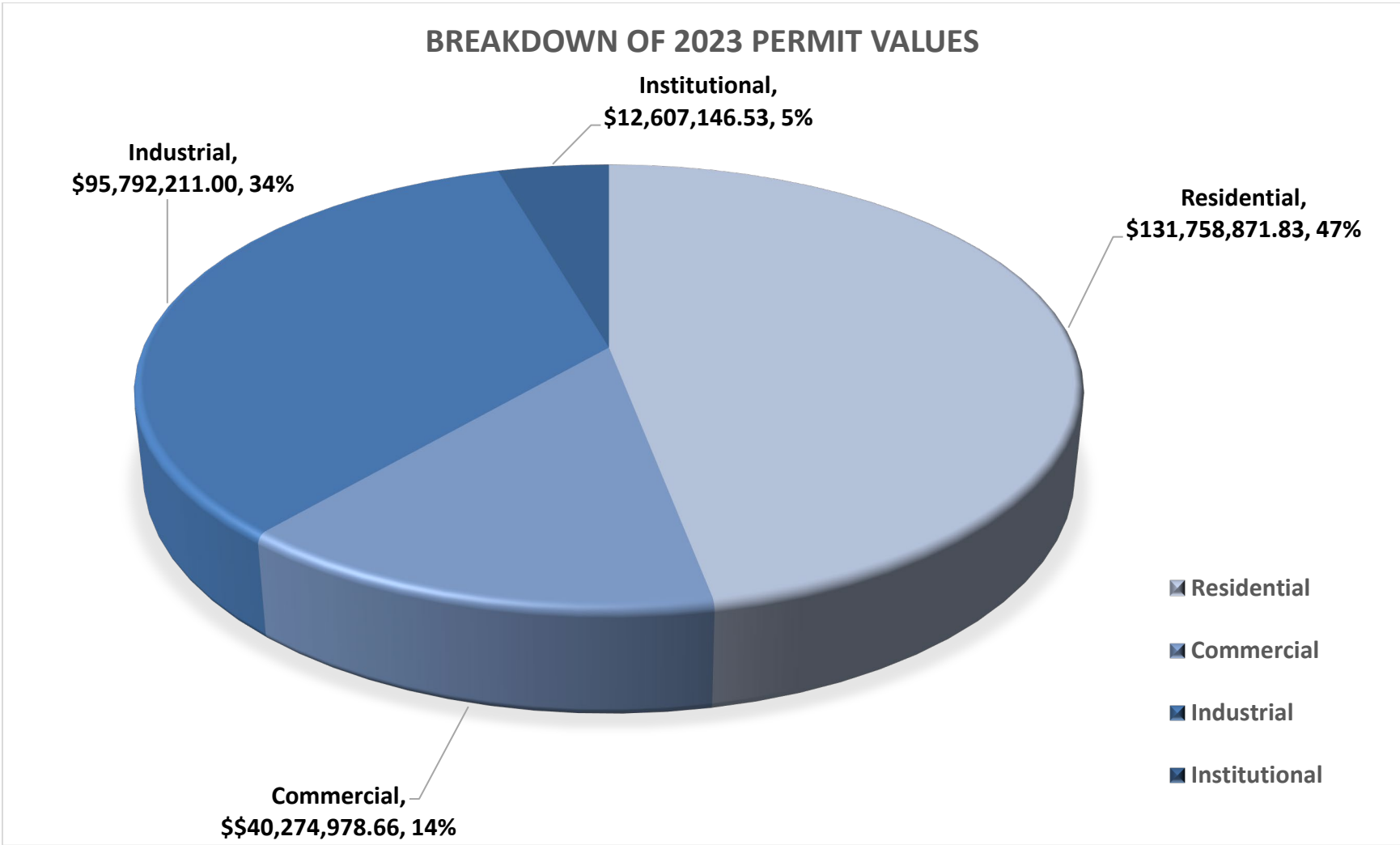
Month	Single Family Construction Value	No. of Single-Family Units	Semi-Detached Construction Value	No. of Semi-Detached Units	Row Housing Construction Value	No. of Row Housing Units	Apartment Construction Value	No. of Apartment Units	ARU Construction Value	No. of ARU Units	Total Monthly Construction Value	Total Monthly Units
January	\$300,000.00	1	\$0	0	\$0	0	\$0	0	\$0	0	\$300,000.00	1
February	\$670,000.00	1	\$0	0	\$0	0	\$34,000,000.00	103	\$0	0	\$34,670,000.00	104
March	\$14,259,520.00	34	\$0	0	\$1,999,999.98	6	\$0	0	\$0	0	\$16,259,519.98	40
April	\$2,034,240.00	5	\$0	0	\$8,000,000.00	16	\$0	0	\$0	0	\$10,034,240.00	21
May	\$3,994,000.00	6	\$1,370,000.00	4	\$11,149,868.00	37	\$850,000	9	\$0	0	\$4,324,000.00	56
June	\$0	0	\$697,500.00	2	\$14,104,800.00	45	\$2,000,000.00	10	\$0	0	\$16,802,300.00	57
July	\$1,805,540.00	5	\$0	0	\$0	0	\$0	0	\$0	0	\$1,805,540.00	5
August	\$800,000.00	1	\$0	0	\$2,833,332.00	6	\$431,700.00	52	\$45,000.00	1	\$4,110,032.00	60
September	\$650,000.00	1	\$0	0	\$0	0	\$0	0	\$0	0	\$650,000.00	1
October	\$926,400.00	2	\$0	0	\$2,833,332.00	6	\$13,800,000.00	0	\$20,000.00	1	\$17,579,732.00	9
November	\$1,008,800.00	2	\$0	0	\$0	0	\$150,000.00	0	\$178,270.00	4	\$1,337,070.00	6
December	\$0	0	\$0	0	\$1,385,000.00	7	\$0	0	\$147,000.00	3	\$1,532,000.00	10
Total Construction Value	\$26,448,500.00	58	\$2,067,500.00	6	\$42,306,331.98	123	\$51,231,700.00	174	\$390,270.00	9	\$122,444,301.98	370

2023 ANNUAL BUILDING REPORT

2023 BUILDING ACTIVITY – FIVE YEAR CONSTRUCTION COMPARISON



2023 BUILDING PERMIT VALUES



2023 ANNUAL BUILDING REPORT

VALUE OF BUILDING PERMITS AND NUMBER OF BUILDING PERMITS ISSUED

Year	Construction Value \$	No. of Permits
2023	\$280,433,208.02	600
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

2023 ANNUAL BUILDING REPORT

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

- FORSHIRE GROUP INC.** \$100,000.00
521 DUNDAS STREET
 - Interior renovations to create New Salon.

- ANTHONY ABBADO** \$80,000.00
300 MAIN STREET
 - Interior renovations to create Massage & Physio Clinic.

- SIERRA CONSTRUCTION** \$275,000.00
1222 DUNDAS STREET
 - Site Servicing for Future Commercial Building.

- WAL-MART CANADA CORP.** \$500,000.00
499 NORWICH AVENUE
 - Interior renovations to create Clinic.

- HALAL FOOD CO. SUPERMARKET** \$60,000.00
992 DUNDAS STREET
 - Interior renovations to create Grocer.

- CP REIT PROPERTIES LIMITED** \$325,000.00
969 DUNDAS STREET
 - Interior renovations for Zehr's

- SMARTCENTRES** \$200,000.00
477 NORWICH AVENUE
 - Interior renovations to create Carter's Oshkosh

- HARSH BAJWA** \$50,000.00
618 DUNDAS STREET
 - Interior renovations & change of use to create Papa John's Pizza

- SKRILLEX INC.** \$92,000.00
100 HOUSER'S LANE
 - Construct 168 sq.m. addition to Repair Garage

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ADAMS BUILDING SUPPLY LIMITED	\$342,597.17
1000 PARKINSON ROAD	
▪ Install Auto-Stak Racking System	
ISMILE ORTHO	\$490,000.00
65 SPRINGBANK AVENUE NORTH	
▪ Interior renovations & change of use to create Orthodontist Office	
GREEN URBAN PEOPLE	\$350,000.00
13 BAY STREET	
▪ Construct 300 sq.m. commercial building.	
1904968 ONTARIO LIMITED	\$11,000,000.00
527 LAMPMAN PLACE	
▪ Construct 6,890 sq.m. Hotel with 105 Units	
FORSHIRE GROUP INC.	\$150,000.00
425 DUNDAS STREET	
▪ Change of use from Assembly Occupancy to Business & Personal Services	
SAPSON HOLDINGS WOODSTOCK INC.	\$12,000,000.00
1510 DUNDAS STREET	
▪ Construct 5,780 sq.m. Hotel with 90 Units	
SAPSON HOLDINGS WOODSTOCK INC.	\$1,000,000.00
1510 DUNDAS STREET	
▪ Construct 431 sq.m. Denny's restaurant.	
WOODSTOCK BUSINESS CENTRE INC.	\$500,000.00
200 MONTCLAIR DRIVE	
▪ Construct 204 sq.m. restaurant w/ drive through lane.	
1000325259 ONTARIO INC.	\$9,526,000.00
640 FINKLE STREET	
▪ Construct 4,234 sq.m Woodstock Medical Centre	
2500443 ONTARIO INC.	\$400,000.00
95 WELLINGTON STREET SOUTH	
▪ Interior renovations & construct 53 sq.m. addition to Veterinarian Hospital	

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OXFORD COUNTY NAVAL VETERANS ASSOCIATION	\$64,000.00
959 JAMES STREET	
▪ Interior renovations to create Universal Washroom	
AGCO	\$216,546.42
1400 COMMERCE WAY	
▪ Install Cantilever Racking System	
CUPW BUILDING SOCIETY	\$110,000.00
477 DUNDAS STREET	
▪ Interior renovations to Office building	
CITY OF WOODSTOCK	\$1,300,000.00
21 MARKET STREET	
▪ Interior alterations for vertical lift, washrooms and offices	
DEVONSHIRE CONVENIENCE	\$50,000.00
703 DEVONSHIRE AVENUE	
▪ Change of use from public garage to convenience store	
PRIME REAL ESTATE GROUP INC.	\$90,000.00
305 NORWICH AVENUE	
▪ Interior renovations to create a Salon.	
PRIME REAL ESTATE GROUP INC.	\$75,000.00
305 NORWICH AVENUE	
▪ Interior renovations to create Restaurant.	
CITY OF WOODSTOCK	\$228,783.90
944 JAMES STREET	
▪ Install new oil change pit.	
13457206 CANADA INC.	\$95,000.00
12 CHURCHILL PLACE	
▪ Install new paint booth in existing public garage.	

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INDUSTRIAL

PARIS BUILDING	\$6,358,600.00
417 GRIFFIN WAY	
▪ Construct 2,730 sq.m. warehouse.	
BARRINGTON TIMOLL	\$12,000,000.00
449 GRIFFIN WAY	
▪ Construct 3,711 sq.m. warehouse.	
VANCE CONSTRUCTION	\$1,200,000.00
1238 NELLIS STREET	
▪ Construct 836 sq.m. industrial building.	
AGI FOOD	\$175,000.00
468 INNOVATION WAY	
▪ Interior renovations to create additional office space.	
LIND EQUIPMENT	\$3,500,000.00
1193 DUNDAS STREET	
▪ Construct 859 sq.m. addition to warehouse.	
WILLOW CULTIVATION INC.	\$100,000.00
477 GRIFFIN WAY	
▪ Interior fit-up for tenant.	
RHINO TRUCK LUBE CENTRES	\$100,000.00
240 UNIVERSAL ROAD	
▪ Install lube pits & overhead doors for auto garage.	
MATT SMITH	\$300,000.00
355 TECUMSEH STREET	
▪ Construct 558 sq.m. warehouse.	
TRANS-MIT STEEL INC.	\$10,065,000.00
1400 PARKINSON ROAD	
▪ Construct 6,320 sq.m. addition to warehouse and retaining wall.	
TF LEESON & SONS	\$10,000,000.00
1124 RIDGEWAY ROAD	
▪ Construct 2,673 sq.m. new facility.	

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HINO MOTORS	\$200,000.00
648 JACK ROSS AVENUE	
▪ Construct loading ramp and retaining wall.	
10964778 CANADA INC.	\$100,000.00
150 HOUSER'S LANE	
▪ Interior renovations to create additional office space.	
PRE-CON PRECAST LIMITED	\$21,105,224.00
1100 DUNAS STREET	
▪ Construct 15,135 sq.m. new concrete manufacturing facility.	
SOPREMA	\$13,878,387.00
1620 COMMERCE WAY	
▪ Construct 12,430 sq.m. new factory and racking.	
214 CARSON CO.	\$500,000.00
305 WOODALL WAY	
▪ Construct 9,968 sq.m. new two-unit industrial warehouse.	
TCII	\$600,000.00
270 BEARD'S LANE	
▪ Installation of rooftop solar PV panels	
TOYOTA CANADA	\$85,000.00
1717 DUNDAS STREET	
▪ Interior renovations to training area.	
TOYOTA BOSHOKU	\$2,030,000.00
230 UNIVERSAL ROAD	
▪ Site servicing, foundation and fire alarm upgrade for future 6,355 sq.m addition.	
VUTEQ CANADA INC.	\$13,000,000.00
920 KEYES DRIVE	
▪ Construct 7,584 sq.m. manufacturing and warehouse addition.	

2023 ANNUAL BUILDING REPORT

INSTITUTIONAL

THAMES VALLEY DISTRICT SCHOOL BOARD \$5,050,000.00

840 SLOANE STREET

- Interior renovations and mechanical & electrical upgrades

THAMES VALLEY DISTRICT SCHOOL BOARD \$50,000.00

360 ALBERT STREET

- Install new portable classroom on site.

SRI GURU SINGH SABHA WOODSTOCK..... \$1,500,000.00

701 KHALSA DRIVE

- Construct 591 sq.m. new temple.

THAMES VALLEY DISTRICT SCHOOL BOARD \$1,100,000.00

700 COLLEGE AVENUE

- Interior renovations to learning commons.

THAMES VALLEY DISTRICT SCHOOL BOARD \$518,000.00

35 RIDDELL STREET

- Upgrade dust collector.

LONDON CATHOLIC DISTRICT SCHOOL BOARD \$110,000.00

344 PARKINSON ROAD

- Install 2 new portable classrooms on site.

THAMES VALLEY DISTRICT SCHOOL BOARD \$500,000.00

65 AILEEN STREET

- Install 2 new portable classrooms on site.

LONDON CATHOLIC DISTRICT SCHOOL BOARD \$50,000.00

1085 PARKINSON ROAD

- Install new portable classroom on site.

THAMES VALLEY DISTRICT SCHOOL BOARD \$1,800,000.00

35 RIDDELL STREET

- Renovations for auditorium, HVAC and electrical.

THAMES VALLEY DISTRICT SCHOOL BOARD \$50,000.00

110 WINCHESTER STREET

- Install new portable classroom on site.

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THAMES VALLEY DISTRICT SCHOOL BOARD	\$50,000.00
360 ALBERT STREET	
▪ Install new portable classroom on site.	
THAMES VALLEY DISTRICT SCHOOL BOARD	\$100,000.00
164 FYFE STREET	
▪ Install 2 new portable classrooms on site.	
THAMES VALLEY DISTRICT SCHOOL BOARD	\$50,000.00
59 ALGONQUIN ROAD	
▪ Install new portable classroom on site.	
LONDON CATHOLIC DISTRICT SCHOOL BOARD	\$575,000.00
431 JULIANA DRIVE	
▪ Interior & exterior renovations.	
FANSHAWE COLLEGE OF APPLIED ARTS & TECH.	\$437,000.00
369 FINKLE STREET	
▪ Existing portable refurbishment.	
WOODSTOCK HOSPITAL	\$92,000.00
310 JULIANA DRIVE	
▪ CT machine replacement.	
LONDON CATHOLIC DISTRICT SCHOOL BOARD	\$60,000.00
344 PARKINSON ROAD	
▪ Install new portable classroom on site.	
CITY OF WOODSTOCK – COWAN PARK	\$102,900.00
895 RIDEGEWOOD DRIVE	
▪ Multipurpose room renovations	
OLD ST. PAUL’S CHURCH (DIOCESE OF HURON)	\$150,000.00
723 DUNDAS STREET	
▪ Interior renovations in common areas	

2023 ANNUAL BUILDING REPORT

REPORT ON CURRENT STAFF

- Craig Wallace, Manager of Building & Facilities
- Lorraine Neal, Deputy Chief Building Official
- Luke Julian, Building Inspector
- Alex Pante, Building Inspector
- Sarah Donmoyer, Building Inspector
- Joshua Dewachter, Building Inspector
- Eugenio Dimeo, Building Inspector
- Mike Tingley, Building Technician
- Nadia Arnous, Building Technician

Routine functions managed by this department during 2023 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