



**OFFICE OF THE
CITY ENGINEER**

P.O. Box 1539
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2020 ANNUAL BUILDING REPORT

For the sixth consecutive year construction activity increased in value to \$242 million compared to \$233 million in 2019. Residential construction values were the front runner once again making up for 72 percent of the total construction value for the year; while industrial construction followed at 13 per cent. Large construction projects included the Embark Health facility at 303 Tecumseh Street for a cannabis facility, Toyota Tsucho at 270 Beards Lane for industrial additions, and a new 6 storey 46 unit apartment building at 1180 Nellis Street. A record number of construction permits were issued in 2020 with 945 compared to 783 in 2019. The five and ten-year total construction value average is \$203 million and \$161 million respectively.

The commercial sector has remained steady for a total estimated construction value of \$27 million; same as last year's value of \$27 million. The larger projects included a Hydro One Call Centre office renovation at 763 Athlone Avenue, a building renovation at 1193 Dundas Street for Sierra Construction and a new facility for Steve's Automotive at 478 Griffin Way with construction values of \$1.8 million, \$1.8 million and \$1.7 million respectively. The five and ten-year average for this sector is \$17.4 million and \$15.5 million respectively.

Construction activity in the industrial sector dropped by half from a 2019 construction value of \$70.6 million to \$32 million in 2020. Notable projects included the Embark Health cannabis facility at 303 Tecumseh, Toyota Tsucho additions at 270 Beards Lane and the Tigercat additions located at 1403 Dundas Street. Construction values of the former are \$10.5 million, \$10 million and \$7 million respectively. The five-year construction average is 45.7 million and the ten-year average estimate is \$34 million.

The institutional construction sector value showed an increase of \$7 million from \$4 million in 2019. Construction projects included a parking lot expansion at the Woodstock General Hospital, and two Thames Valley District School Board projects at Algonquin Public School and Eastdale Public School which generated a construction value of \$1.4 million, \$1.4 million and \$0.75 million respectively. The five and ten-year average for the institutional sector is \$8 million and \$6 million respectively.

2020 BUILDING REPORT

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 construction value outweighed the other sectors at \$176 million compared to \$132 million in 2019. In 2020, the number of residential units was 522 compared to 380 units in 2019. Single family dwellings generated a construction value of \$120.7 million. The construction consists of 302 single family dwellings, 16 semi-detached units, 109 apartment units and 95 row-housing units, for a total of 522 units. The five and ten-year average for total units is 437 units and 385 units respectively. A total of \$10.4 million was spent renovating and improving our existing housing sector.

From the office of

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2020 BUILDING REPORT

MONTHLY BREAKDOWN OF CONSTRUCTION PERMITS AND NUMBER OF BUILDING PERMITS ISSUED IN 2020

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	\$17,466,430.00	74	\$211,000.00	3	\$6,246,000.00	6	\$190,000.00	1	\$24,113,430.00	84
February	\$15,115,498.00	63	\$1,192,000.00	3	\$3,050,000.00	5	\$-	0	\$19,357,498.00	71
March	\$12,978,470.00	51	\$265,000.00	4	\$5,561,775.00	6	\$1,766,800.00	3	\$20,572,045.00	64
April	\$5,047,050.00	41	\$17,420,000.00	2	\$250,000.00	1	\$-	0	\$22,717,050.00	44
May	\$6,114,744.00	40	\$70,000.00	1	\$457,000.00	2	\$40,000.00	1	\$6,681,744.00	44
June	\$16,552,584.00	100	\$1,900,000.00	2	\$87,000.00	2	\$694,000.00	6	\$19,233,584.00	110
July	\$33,310,835.61	149	\$1,840,000.00	5	\$50,000.00	1	\$1,473,500.00	3	\$36,674,335.61	158
August	\$26,958,120.00	118	\$232,000.00	3	\$10,447,000.00	10	\$-	0	\$37,637,120.00	131
September	\$19,378,420.00	63	\$350,000.00	3	\$581,000.00	4	\$2,052,697.00	2	\$22,362,117.00	72
October	\$7,300,425.00	61	\$474,000.00	5	\$1,019,500.00	6	\$131,000.00	3	\$8,924,925.00	75
November	\$12,567,867.00	51	\$1,700.00	1	\$3,909,500.00	4	\$457,000.00	3	\$16,936,067.00	59
December	\$3,070,202.00	21	\$2,635,000.00	8	\$420,000.00	1	\$244,500.00	3	\$6,369,702.00	33
Total Construction Value	\$175,860,645.61	832	\$26,590,700.00	40	\$32,078,775.00	48	\$7,049,497.00	25	\$241,579,617.61	945

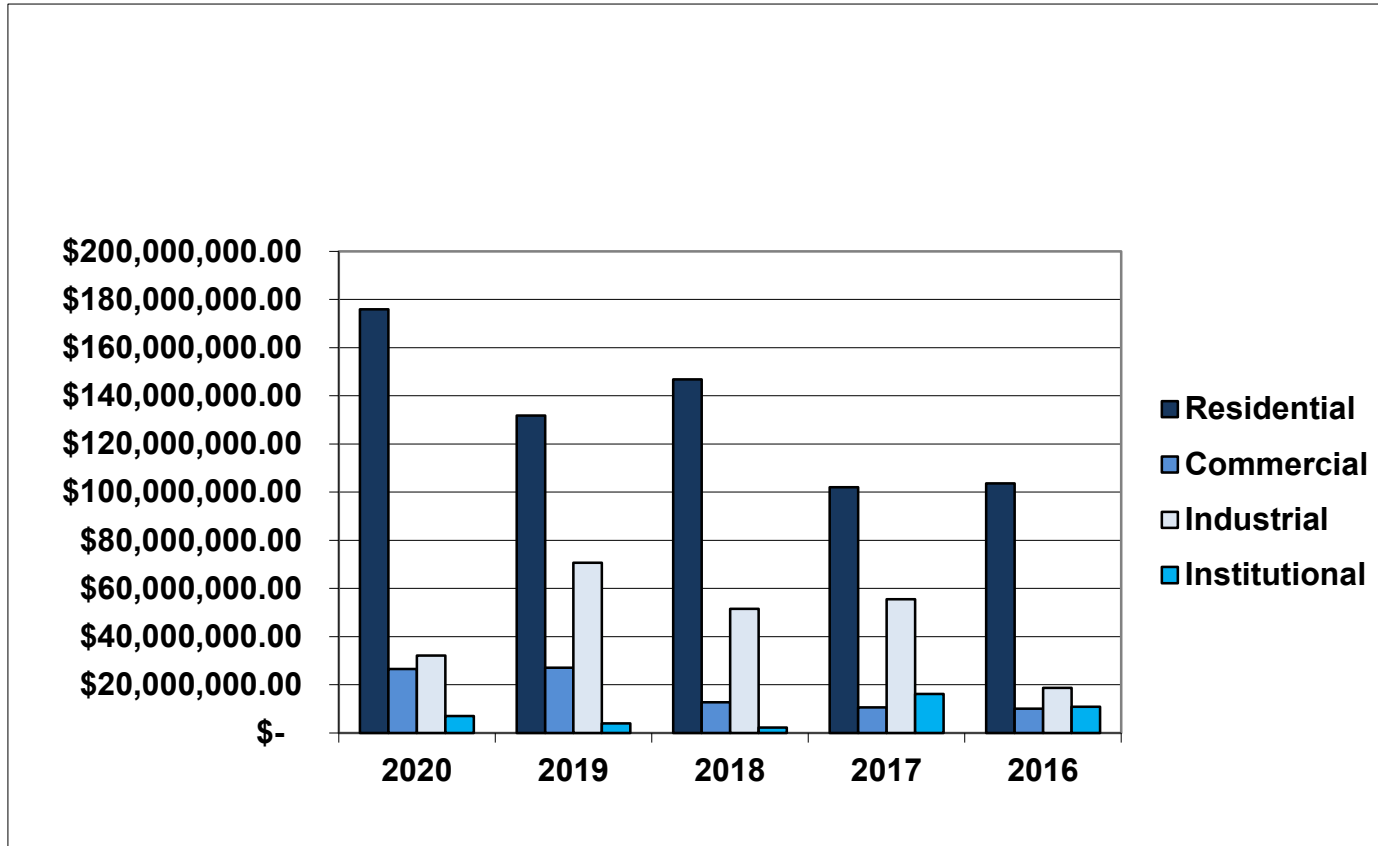
2020 BUILDING REPORT

2020 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	\$14,860,030.00	46	\$600,000.00	2	\$1,028,000.00	12	\$-	0	\$16,488,030.00	60
February	\$13,661,348.00	38	\$-	0	\$1,000,000.00	5	\$-	0	\$14,661,348.00	43
March	\$5,920,000.00	14	\$1,000,000.00	4	\$5,330,000.00	27	\$-	0	\$12,250,000.00	45
April	\$4,060,000.00	10	\$600,000.00	4	\$-	0	\$-	0	\$4,660,000.00	14
May	\$5,678,344.00	13	\$-	0	\$-	0	\$-	0	\$5,678,344.00	13
June	\$4,546,000.00	9	\$600,000.00	2	\$-	0	\$10,000,000.00	46	\$15,146,000.00	57
July	\$31,501,280.00	74	\$600,000.00	2	\$-	0	\$-	0	\$32,101,280.00	76
August	\$25,080,200.00	67	\$500,000.00	2	\$-	0	\$300,000.00	4	\$25,880,200.00	73
September	\$2,510,000.00	5	\$-	0	\$10,000,000.00	27	\$6,000,000.00	59	\$18,510,000.00	91
October	\$3,312,960.00	7	\$-	0	\$1,800,000.00	6	\$-	0	\$5,112,960.00	13
November	\$6,765,000.00	12	\$-	0	\$5,400,000.00	18	\$-	0	\$12,165,000.00	30
December	\$2,840,502.00	7	\$-	0	\$-	0	\$-	0	\$2,840,502.00	7
Total Construction Value	\$120,735,664.00	302	\$3,900,000.00	16	24,558,000.00	95	\$16,300,000.00	109	\$165,493,664.00	522

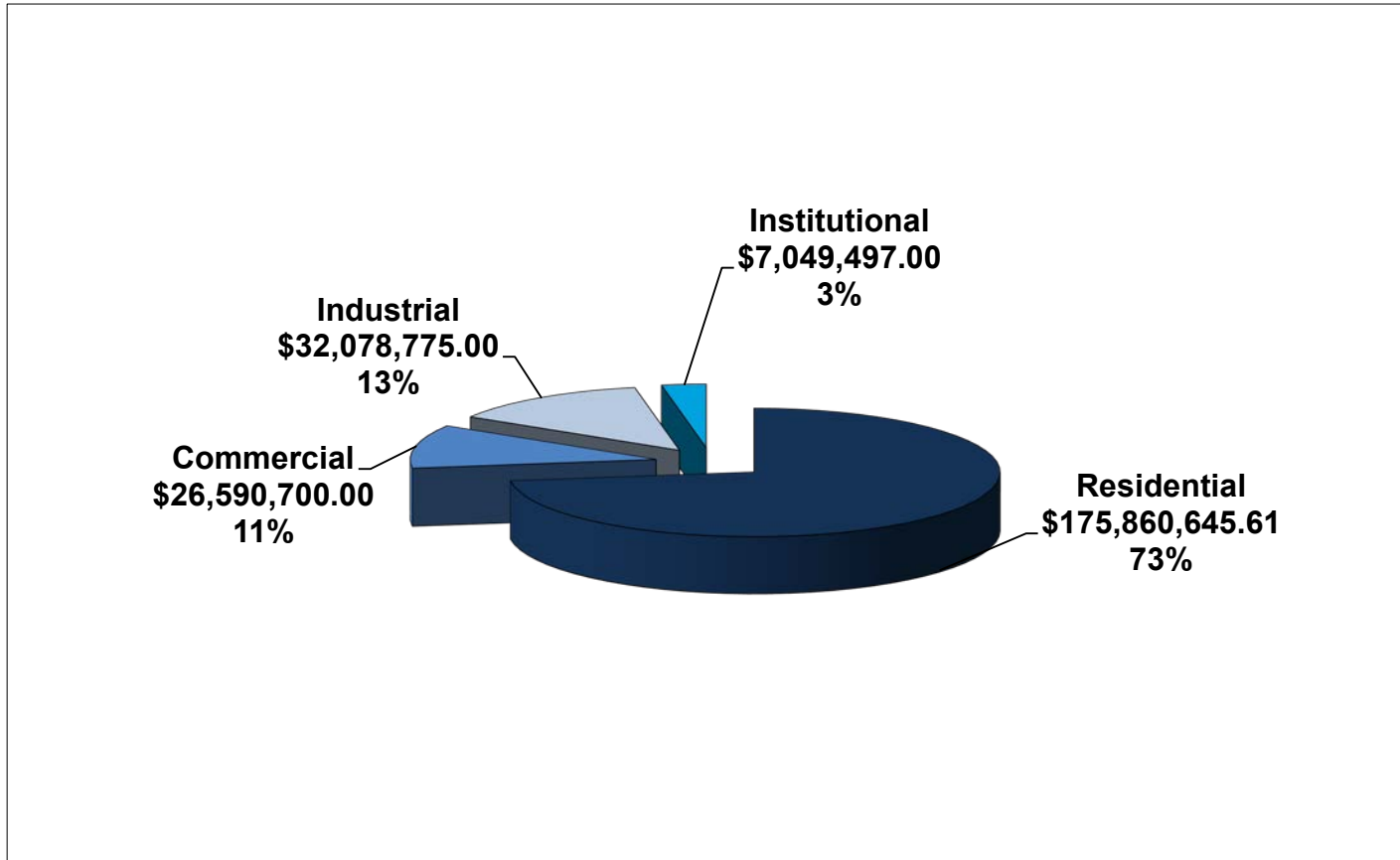
2020 BUILDING REPORT

2020 BUILDING ACTIVITY – FIVE YEAR CONSTRUCTION COMPARISON



2020 BUILDING REPORT

2020 BUILDING PERMIT VALUES



2020 BUILDING REPORT

VALUE OF BUILDING PERMITS AND NUMBER OF BUILDING PERMITS ISSUED

Year	Construction Value \$	No. of Permits
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
2010	\$76,909,446.00	583

2020 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

CALLOWAY REAL ESTATE INVESTMENT TRUST INC	\$125,000.00
499 NORWICH AVENUE	
▪ Interior alterations to existing Walmart Superstore	
LIONEL HOBEN	\$50,000.00
35 WELLINGTON STREET NORTH	
▪ Alterations to existing doctor's office	
EFFORT PROPERTIES LTD	\$1,040,000.00
868 DUNDAS STREET	
▪ Interior alterations to existing Food Basics grocery store	
KERRY SMITH	\$50,000.00
377 DUNDAS STREET	
▪ Interior/exterior repairs and alterations to commercial building for retail use	
DON HAMBLETON	\$150,000.00
545 NORWICH AVENUE	
▪ Interior/exterior alterations to existing Burger King restaurant	
2688726 ONTARIO INC	\$180,000.00
547 NORWICH AVENUE	
▪ Tenant finishes for Mary Brown's Chicken & Taters	
BERKSHIRE DEVELOPMENTS CORPORATION	\$70,000.00
547 NORWICH AVENUE	
▪ Tenant finishes for Osmow's Restaurant	
619352 ONTARIO INC.	\$120,000.00
486 DUNDAS STREET	
▪ Demolition of commercial building down to first floor	

2020 BUILDING REPORT

BERKSHIRE DEVELOPMENTS CORPORATION	\$100,000.00
547 NORWICH AVENUE	
▪ Tenant finish for Mucho Burrito restaurant	
SIERRA CONSTRUCTION LTD	\$1,800,000.00
763 ATHLONE AVENUE	
▪ Tenant finishes for call centre for Hydro One Networks Inc.	
2523940 ONTARIO INC	\$250,000.00
428 DUNDAS STREET	
▪ Alterations to create commercial unit on main floor, 6 residential units on 2 nd floor	
SUNSET GRILL WOODSTOCK LTD	\$175,000.00
547 NORWICH AVENUE	
▪ Tenant finishes for new Sunset Grill restaurant	
BOOSTER JUICE	\$55,000.00
547 NORWICH AVENUE	
▪ Tenant finishes for new Booster Juice establishment	
YOUR FARM MARKET	\$100,000.00
39 YOUNG STREET	
▪ Tenant finishes for Your Farm Market	
STARBANK DEVELOPMENTS 1678 CORP	\$250,000.00
387 NORWICH AVENUE	
▪ Tenant finishes for Firehouse Subs	
STARBANK DEVELOPMENTS 1678 CORP	\$80,000.00
387 NORWICH AVENUE	
▪ Interior alterations to create demising walls, add doors and plumbing	
ARNOLD SPINA	\$75,000.00
554 PRINCESS STREET	
▪ Interior renovations to convert to a 5-unit commercial building	
CROMBIE PROPERTY HOLDINGS II	\$75,000.00
385 SPRINGBANK AVENUE	
▪ Interior alterations to vacant unit for new retail cannabis store	
2008962 ONTARIO INC	\$300,000.00
35 PERRY STREET	
▪ Interior tenant finishes for RJ Burnside & Associates	

2020 BUILDING REPORT

STARBANK DEVELOPMENTS 1678 CORP \$85,000.00

387 NORWICH AVENUE

- Interior tenant finishes for Guac Mexi Grill restaurant

2717225 ONTARIO INC. \$1,800,000.00

1193 DUNDAS STREET

- Interior alterations to existing building for new Sierra Construction headquarters

1793872 ONTARIO INC. \$60,000.00

584 DUNDAS STREET

- Interior alterations to existing commercial unit for new Burrito Boyz restaurant

2742831 ONTARIO INC. \$100,000.00

200 DUNDAS STREET

- Interior alterations for new Country Style/Mr.Sub Express take-out restaurant

THAMES DEVELOPMENTS XI INC. \$60,000.00

870 QUEENSTON BOULEVARD

- Interior alterations for New City Pizza eating establishment

MW & CO REALTY II INC. \$75,000.00

1321 DUNDAS STREET

- Interior alterations for new appliance sale and service establishment

CANADIAN TIRE REAL ESTATE LTD \$450,000.00

465 NORWICH AVENUE

- Alterations to exterior façade, alterations to interior for rebranding, finishes

INDUSTRIAL

EMBARK HEALTH INC. 77 \$10,500,000.00

303 TECUMSEH STREET

- Foundation and shell for Embark Health Care Cannabis Processing Facility

TOYOTA MOTOR MANUFACTURING CANADA \$95,000.00

1717 DUNDAS STREET

- Interior alterations for new washroom/vestibule

TIGERCAT INTERNATIONAL INC. \$3,250,000.00

1403 DUNDAS STREET

- Full permit for 226m2 office addition

2020 BUILDING REPORT

JJZ DEVELOPMENTS INC	\$120,000.00
468 INNOVATION WAY	
▪ Tenant finishes for Eastern Fabricators	
COUNTY OF OXFORD	\$1,000,000.00
745228 OXFORD ROAD 17	
▪ New 31m2 booster pumping station control building	
KRS HOLDINGS WOODSTOCK INC	\$97,775.00
714983 OXFORD ROAD 4	
▪ New 137m2 canopy for new card-lock gas station	
VANCE CONSTRUCTION	\$5,000,000.00
920 KEYES DRIVE	
▪ 3,679m2 addition to existing industrial building	
CARLO DILEGGE	\$900,000.00
201 BYSHAM PARK DRIVE	
▪ Construction of 919m2 industrial building	
TOYOTA TSUSHO CANADA	\$100,000.00
224 BEARD'S LANE	
▪ Construction of new concrete bunkers	
JJZ DEVELOPMENTS INC	\$80,000.00
454 INNOVATION WAY	
▪ Tenant finishes for Produce Express (Unit 10)	
272534 ONTARIO INC	\$1,700,000.00
478 GRIFFIN WAY	
▪ Construction of 1,381m2 building for Steve's Automotive	
BLACK & WHITE PROPERTY MANAGEMENT INC	\$50,000.00
414 BEARD'S LANE	
▪ Tenant finishes for Siaron Medical Ltd.	
TIGERCAT INDUSTRIES INC	\$4,000,000.00
1403 DUNDAS STREET	
▪ New 4,006m2 addition to existing manufacturing facility	
TRIGON CONSTRUCTION	\$180,000.00
275 TECUMSEH STREET	
▪ Installation of cooling tower platform	

2020 BUILDING REPORT

11447556 CANADA INC	\$75,000.00
645 ATHLONE AVENUE	
▪ New service pit in existing truck repair garage	
JJZ DEVELOPMENTS INC	\$100,000.00
454 INNOVATION WAY	
▪ Interior alterations for two fire separation walls between units	
KERRY CANADA INC	\$475,000.00
615 JACK ROSS AVENUE	
▪ Interior alterations to existing food processing plant	
WUDSTOK INC 132	\$50,000.00
51 BYSHAM PARK DRIVE	
▪ Interior tenant finishes for new Purolator warehouse/distribution centre	
BUCHOLTZ HOLDINGS	\$245,000.00
1300 SEAGRAVE ROAD	
▪ New 550m2 6-bay industrial building	
TOYOTA TSUSHO CANADA INC	\$3,514,500.00
270 BEARD'S LANE	
▪ 2,671m2 addition to Toyota warehouse facility	
TOYOTA TSUSHO CANADA INC	\$80,000.00
270 BEARD'S LANE	
▪ Site servicing and grading for future addition to existing industrial building	
MAPLE AUTOMOTIVE CORP	\$300,000.00
180 BEARD'S LANE	
▪ Expansion of existing parking lot for Maple Automotive Corp.	
HUNET CORPORATION	\$166,000.00
1039 DUNDAS STREET	
▪ Site servicing for expansion of existing storage yard	
JJZ DEVELOPMENTS INC	\$225,000.00
454 INNOVATION WAY	
▪ Tenant finishes to units 8 & 9 for Misteelco	
JJZ DEVELOPMENTS INC	\$80,000.00
454 INNOVATION WAY	
▪ Tenant finishes for 2D Electronics and Automation Inc.	

2020 BUILDING REPORT

TOYOTA TSUSHO CANADA \$6,195,000.00

270 BEARDS LANE

- Foundation, footings, underground plumbing for new 2,234m2 addition

2731824 ONTARIO INC \$420,000.00

378 WOODALL WAY

- Site servicing (water, sanitary and storm installation)

VUTEQ CANADA INC \$100,000.00

920 KEYES DRIVE

- Addition of 45m2 prefabricated hazardous storage room

INSTITUTIONAL

WOODSTOCK GENERAL HOSPITAL \$190,000.00

310 JULIANA DRIVE

- Interior renovations to existing CT scan room

THAMES VALLEY DISTRICT SCHOOL BOARD \$754,800.00

65 AILEEN DRIVE

- Interior alterations to existing public school for HVAC upgrades

THAMES VALLEY DISTRICT SCHOOL BOARD \$500,000.00

164 FYFE AVENUE

- Interior alterations to universal washrooms in existing school

CITY OF WOODSTOCK \$512,000.00

1203 PARKINSON ROAD

- Construction of live fire training facility

THAMES VALLEY DISTRICT SCHOOL BOARD \$175,000.00

391 BLOSSOM PARK ROAD

- Replacement of boiler and furnace at Blossom Park Education Centre

WOODSTOCK GENERAL HOSPITAL \$160,000.00

333 ATHLONE AVENUE

- Rooftop solar PV system installation

LONDON DISTRICT CATHOLIC SCHOOL BOARD \$300,000.00

344 PARKINSON ROAD

- Alterations for two kindergarten rooms with washrooms and coat rooms

2020 BUILDING REPORT

THAMES VALLEY DISTRICT SCHOOL BOARD \$90,500.00

900 CROMWELL STREET

- Removal and replacement of parking lot, water main, storm and sanitary sewers

WOODSTOCK GENERAL HOSPITAL \$1,370,000.00

333 ATHLONE AVENUE

- Construction of new parking lot

THAMES VALLEY DISTRICT SCHOOL BOARD \$1,346,500.00

59 ALGONQUIN ROAD

- 281m2 single storey child care centre addition

WOODSTOCK GENERAL HOSPITAL \$56,000.00

333 ATHLONE AVENUE

- Installation of structure and solar panels on south façade of medical building

THAMES VALLEY DISTRICT SCHOOL BOARD \$706,197.00

900 CROMWELL STREET

- Alterations to existing secondary school for fire alarm and ceiling replacement

COUNTY OF OXFORD \$300,000.00

300 JULIANA DRIVE

- Installation of 736 PV rooftop solar panels on Woodingford Lodge building

THAMES VALLEY DISTRICT SCHOOL BOARD \$235,000.00

290 VICTORIA STREET

- Alterations to existing school for replacement of brick and insulation of walls

2020 BUILDING REPORT

REPORT ON STAFF

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

Routine functions managed by this department during 2020 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