

**OFFICE OF THE  
CITY ENGINEER**

P.O. Box 1539  
944 James Street  
Woodstock, ON N4S 0A7  
Telephone (519) 539-1291  
Fax (519) 421-3250

## **2021 ANNUAL BUILDING REPORT**

---

After six consecutive years of increasing construction values, total construction value dropped in 2021 to \$195 million from \$242 million in 2020. Residential construction values lead the way once again making up for 72 percent of the total construction value for the year, while industrial construction followed at 24 per cent. Large construction projects included a 98-unit apartment building at 1231 Nellis Street, a 78-unit apartment building at 245 Drew Street and the Day & Ross Inc. facility at 714880 Oxford Road 4 for a truck terminal. A total of 769 permits were issued in 2021 down from a total of 945 permits in 2020. The five and ten-year total construction value average is \$214 million and \$173 million respectively.

The commercial sector construction value decreased for a total estimated value of \$5.3 million, which was down from last year's value of \$26.5 million. The larger projects included a HVAC replacement at Walmart, Starbucks renovation at 831 Dundas Street, a building renovation at 24 Light Street for a dentist office and a dance studio renovation at 799 Juliana Drive with construction values of \$0.65 million, \$0.55 million, \$0.35 million, and \$0.35 million respectively. The five and ten-year average for this sector is \$16.4 million and \$13.8 million respectively.

Construction activity in the industrial sector increased from a 2020 construction value of \$32 million to \$47 million in 2021. Notable projects included the Day & Ross truck terminal facility at 714880 Oxford Road 4, Fast Leaf Cannabis renovations at 45 Beards Lane and a truck terminal renovation and addition located at 645 Athlone Avenue. Construction values of the former are \$12.9 million, \$8 million, and \$4.5 million respectively. The five-year construction average is 51.3 million and the ten-year average estimate is \$38.4 million.

The institutional construction sector value showed a decline from \$7 million in 2020 to \$2.6 million in 2021. Construction projects included a childcare renovation at 75 Graham Street, a Woodstock Hospital renovation at 333 Athlone Avenue and renovations at Eastdale Public School, which generated a construction value of \$1 million, \$0.5 million, and \$0.25 million respectively. The five and ten-year average for the institutional sector is \$6.4 million and \$6.2 million respectively.

## **2021 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 values continue to surpass the other sectors at \$140 million, however, dropping from the previous year of \$176 million. In 2021, the total number of residential units was 469 compared to 522 units in 2020. Single family dwellings generated a construction value of \$50.7 million. The construction consists of 104 single family dwellings, 38 semi-detached units, 198 apartment units and 129 row-housing units, for a total of 469 units. The five and ten-year average for total units is 462 units and 413 units respectively. A total of \$11.8 million was spent renovating and improving our existing housing sector.

From the office of

**Craig Wallace, C.E.T.**  
Manager of Building & Facilities  
944 James Street  
P.O. Box 1539  
Woodstock, Ontario N4S 0A7  
Phone: (519) 539-2382, Ext. 3101

## 2021 BUILDING REPORT

### MONTHLY BREAKDOWN OF CONSTRUCTION PERMITS AND NUMBER OF BUILDING PERMITS ISSUED IN 2021

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	\$3,856,500.00	25	\$575,000.00	4	\$3,811,000.00	6	\$-	0	\$8,242,500.00	35
February	\$3,514,660.00	19	\$400,400.00	6	\$300,000.00	3	\$24,000.00	1	\$4,239,060.00	29
March	\$22,435,688.00	50	\$30,000.00	2	\$1,580,000.00	3	\$80,300.00	1	\$24,125,988.00	56
April	\$6,370,293.39	82	\$800,000.00	2	\$5,800,000.00	2	\$100,000.00	1	\$13,070,293.39	87
May	\$8,525,823.00	66	\$175,000.00	4	\$3,119,000.00	5	\$70,000.00	1	\$11,889,823.00	76
June	\$6,885,426.00	65	\$326,000.00	2	\$2,327,500.00	3	\$1,045,000.00	7	\$10,583,926.00	77
July	\$9,104,912.00	41	\$1,205,000.00	6	\$3,075,000.00	4	\$15,000.00	1	\$13,399,912.00	52
August	\$9,252,787.50	56	\$349,000.00	4	\$1,100,000.00	1	\$-	0	\$10,701,787.50	61
September	\$31,335,350.00	137	\$105,000.00	2	\$3,940,000.00	3	\$38,000.00	1	\$35,418,350.00	143
October	\$5,868,800.00	48	\$700,000.00	3	\$10,555,000.00	5	\$1,051,313.60	1	\$18,175,133.60	57
November	\$16,848,470.00	63	\$480,000.00	3	\$1,935,000.00	4	\$171,195.00	1	\$19,434,665.00	71
December	\$15,894,950.00	19	\$120,000.00	2	\$9,500,000.00	3	\$9,500.00	1	\$25,574,450.00	25
<b>Total Construction Value</b>	<b>\$139,893,659.89</b>	<b>671</b>	<b>\$5,265,400.00</b>	<b>40</b>	<b>\$47,092,500.00</b>	<b>42</b>	<b>\$2,604,308.60</b>	<b>16</b>	<b>\$194,855,868.49</b>	<b>769</b>

## 2021 BUILDING REPORT

---

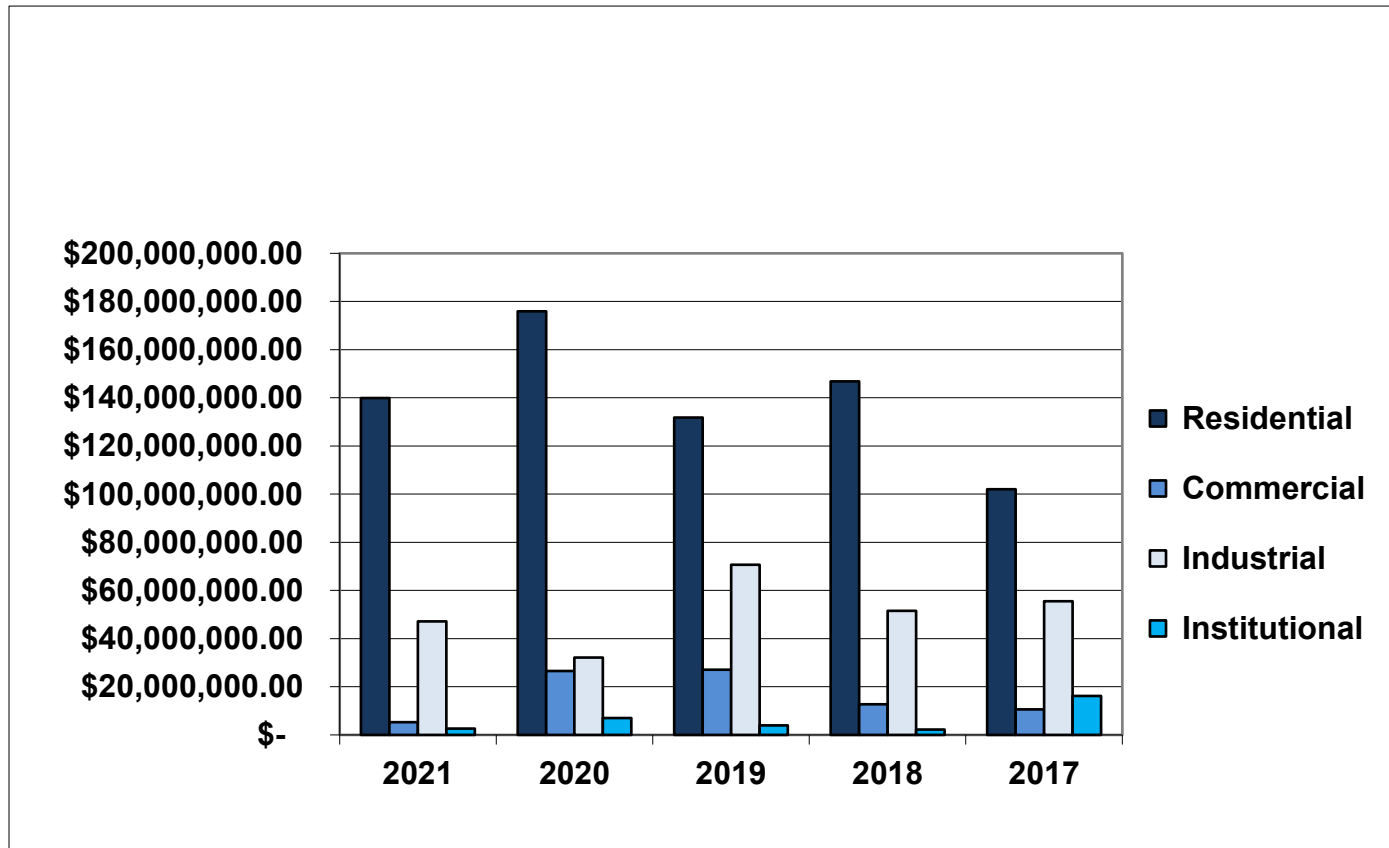
### 2021 CONSTRUCTION VALUE AND NUMBER OF UNITS

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	\$1,375,000.00	3	\$-	0	\$1,825,000.00	15	\$-	0	\$3,200,000.00	18
February	\$3,150,000.00	5	\$-	0	\$-	0	\$-	0	\$3,150,000.00	5
March	\$5,240,000.00	7	\$800,000.00	2	\$-	0	\$15,000,000.00	98	\$21,040,000.00	107
April	\$2,565,000.00	6	\$2,250,000.00	10	\$-	0	\$-	0	\$4,815,000.00	16
May	\$2,715,000.00	5	\$2,000,000.00	8	\$2,820,000.00	12	\$-	0	\$7,535,000.00	25
June	\$1,819,145.00	4	\$1,000,000.00	4	\$2,600,000.00	8	\$-	0	\$5,419,145.00	16
July	\$3,544,000.00	6	\$-	0	\$-	0	\$4,300,000.00	18	\$7,844,000.00	24
August	\$5,077,000.00	9	\$3,300,000.00	8	\$-	0	\$-	0	\$8,377,000.00	17
September	\$5,045,040.00	9	\$600,000.00	2	\$24,485,560.00	94	\$-	0	\$30,130,600.00	105
October	\$4,641,100.00	10	\$450,000.00	2	\$-	0	\$-	0	\$5,091,100.00	12
November	\$15,622,560.00	40	\$700,000.00	2	\$-	0	\$160,000.00	4	\$16,482,560.00	46
December	\$-	0	\$-	0	\$-	0	\$15,000,000.00	78	\$15,000,000.00	78
<b>Total Construction Value</b>	<b>\$50,793,845.00</b>	<b>104</b>	<b>\$11,100,000.00</b>	<b>38</b>	<b>\$31,730,560.00</b>	<b>129</b>	<b>\$34,460,000.00</b>	<b>198</b>	<b>\$128,084,405.00</b>	<b>469</b>

## 2021 BUILDING REPORT

---

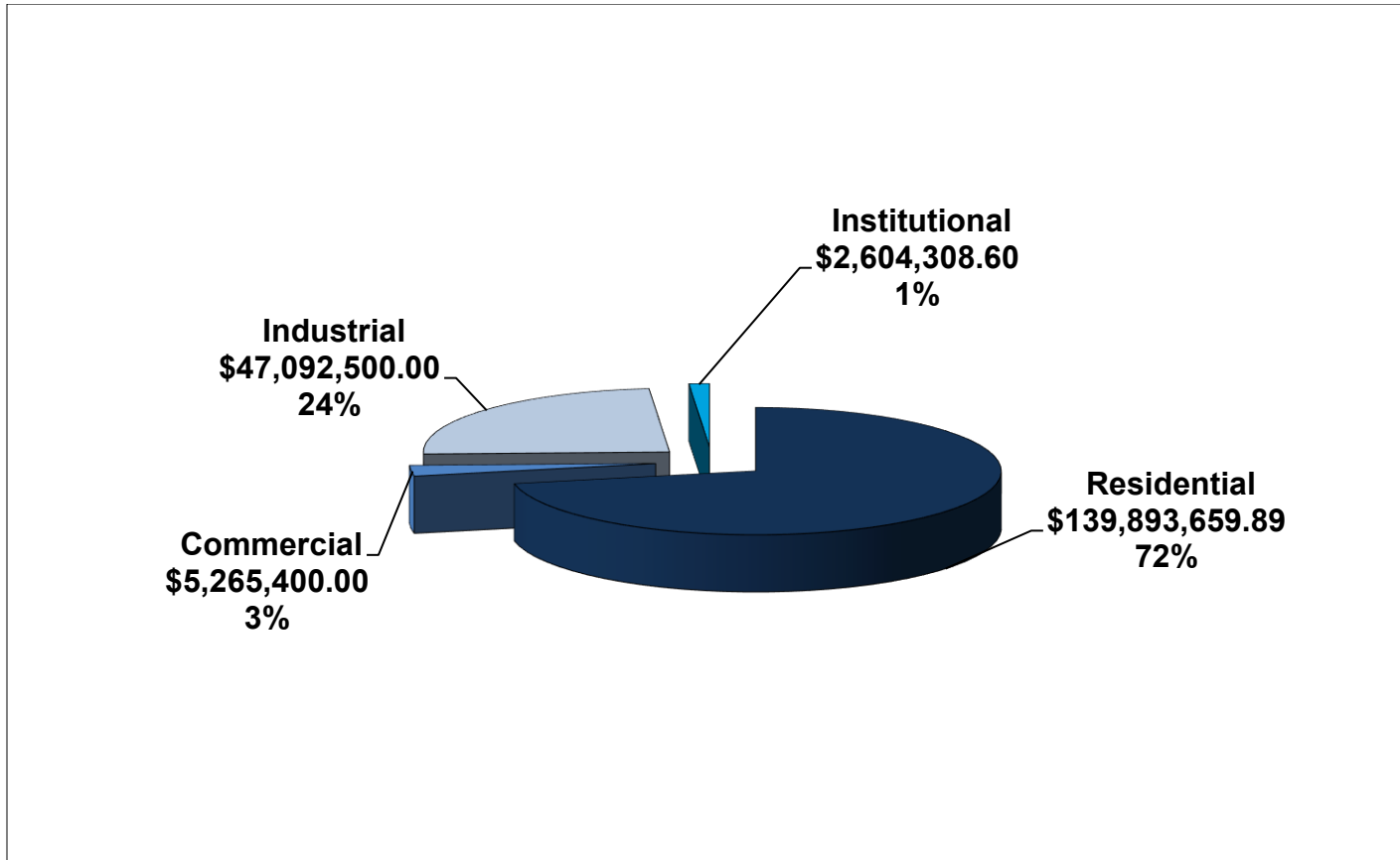
### 2021 BUILDING ACTIVITY – FIVE YEAR CONSTRUCTION COMPARISON



## 2021 BUILDING REPORT

---

### 2021 BUILDING PERMIT VALUES



## 2021 BUILDING REPORT

---

### VALUE OF BUILDING PERMITS AND NUMBER OF BUILDING PERMITS ISSUED

Year	Construction Value \$	No. of Permits
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

## 2021 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

<b>INDERVEER SINGH</b> .....	\$200,000.00
870 QUEENSTON BOULEVARD	
▪ Tenant finish for new take-out restaurant	
<b>STARBANK DEVELOPMENTS 1678 CORP.</b> .....	\$50,000.00
383 NORWICH AVENUE	
▪ Interior alterations to vacant shell, Unit 2	
<b>959 DUNDAS STREET (WOODSTOCK) LTD.</b> .....	\$295,000.00
959 DUNDAS STREET	
▪ Interior and exterior alterations to existing LCBO	
<b>KINGSMEN GROUP INC.</b> .....	\$96,400.00
870 QUEENSTON BOULEVARD	
▪ Tenant finish (E&F) for dental office	
<b>1841949 ONTARIO INC.</b> .....	\$100,000.00
521 DUNDAS STREET	
▪ Interior alterations	
<b>STARBANK DEVELOPMENTS 1678 CORP.</b> .....	\$175,000.00
383 NORWICH AVENUE	
▪ Tenant finish for new restaurant	
<b>CALLOWAY REIT – WOODSTOCK</b> .....	\$650,000.00
499 NORWICH AVENUE	
▪ Remove and replace roof top equipment on existing building	
<b>CALLOWAY REAL ESTATE INVESTMENT TRUST</b> .....	\$150,000.00
485 NORWICH AVENUE	
▪ Tenant finish for future tenant, Unit C3 and C4	
<b>2523940 ONTARIO INC.</b> .....	\$55,000.00
428 DUNDAS STREET	
▪ Interior alteration for catering kitchen & retail food sales	



## 2021 BUILDING REPORT

---

<b>12749866 CANADA INC.</b> .....	\$90,000.00
547 NORWICH AVENUE	
▪ Tenant finish for Marble Slab Creamery, Unit 5	
<b>870 QUEENSTON LTD.</b> .....	\$76,000.00
870 QUEENSTON BOULEVARD	
▪ Tenant finish for pharmacy, Unit D	
<b>THE CO-OPERATORS</b> .....	\$250,000.00
65 SPRINGBANK AVENUE NORTH	
▪ Tenant finish for The Co-Operators Insurance, Unit 3	
<b>1783463 ONTARIO INC.</b> .....	\$275,000.00
516 DUNDAS STREET	
▪ Interior alterations for café, offices and residential unit	
<b>CALLOWAY REAL ESTATE INVESTMENT TRUST</b> .....	\$90,000.00
485 NORWICH AVENUE	
▪ Tenant finish for Dollarama	
<b>PROGRESSIVE URBAN NETWORK LTD.</b> .....	\$350,000.00
799 JULIANA DRIVE	
▪ Interior alteration from auto mechanic to dance studio	
<b>J&amp;C DONKERS HOLDINGS INC.</b> .....	\$350,000.00
24 LIGHT STREET	
▪ Interior alteration for 382 square meter dental office	
<b>870 QUEENSTON LTD.</b> .....	\$100,000.00
870 QUEENSTON BOULEVARD	
▪ Interior alteration for grocery store, Units H&I	
<b>S.A.M.I. HOLDINGS</b> .....	\$90,000.00
375 DUNDAS STREET	
▪ Interior alteration from upholstery business to coffee shop	
<b>1944854 ONTARIO INC.</b> .....	\$150,000.00
20 HURON STREET	
▪ Interior alteration for cannabis dispensary	
<b>GEM FINANCIAL GROUP</b> .....	\$69,000.00
42 RIDDELL STREET	
▪ Structural upgrades in basement	

**2021 BUILDING REPORT**

---

**THE FAT BASTARD FRANCHISE GROUP INC.** ..... \$80,000.00

801 DUNDAS STREET

- Interior alteration to eating establishment

**NATIONAL HEARING SERVICES** ..... \$130,000.00

656 DUNDAS STREET

- Interior alteration for Connect Hearing, Unit 3

**STARBUCKS COFFEE CANADA** ..... \$550,000.00

831 DUNDAS STREET

- Interior and exterior alterations to convert Wimpy's Diner to Starbucks

**KYLE BURNSIDE** ..... \$200,000.00

972 DUNDAS STREET

- Interior and exterior alterations to convert billiard hall into Fore!Oxford golf simulator lounge

**NARINDER KHASRIA** ..... \$80,000.00

371 NORWICH AVENUE

- Interior and exterior alterations to convert car wash to Church's Texas Chicken

**ERB SIGNS** ..... \$200,000.00

435 MAIN STREET

- 223 square meter addition onto existing building

**661981 ONTARIO LTD.** ..... \$90,000.00

300 MAIN STREET

- Tenant finish for pizza store

## 2021 BUILDING REPORT

---

### INDUSTRIAL

<b>FAST LEAF INC.</b> .....	\$3,500,000.00
45 BEARD'S LANE	
▪ Interior alterations for 4240 square meter Phase 1	
<b>2731824 ONTARIO INC.</b> .....	\$171,000.00
378 WOODALL WAY	
▪ Foundation permit for 400'x225' storage building	
<b>JJZ DEVELOPMENTS INC.</b> .....	\$100,000.00
454 INNOVATION WAY	
▪ Interior alterations to fire separations between units	
<b>JJZ DEVELOPMENTS INC.</b> .....	\$140,000.00
1256 PARKINSON ROAD	
▪ General building repair and new doors	
<b>1516223 ONTARIO INC.</b> .....	\$135,000.00
1280 SEAGRAVE ROAD	
▪ Interior alterations to Units 101, 102 & 103	
<b>JJZ DEVELOPMENTS INC.</b> .....	\$50,000.00
454 INNOVATION WAY	
▪ Tenant finish for Nova Steel, Unit 7	
<b>MY STORAGE INC.</b> .....	\$360,000.00
525 BEARD'S LANE	
▪ 7438 square foot self-serve warehousing building	
<b>MY STORAGE INC.</b> .....	\$1,170,000.00
525 BEARD'S LANE	
▪ Two self-serve storage buildings, Buildings C & D	
<b>JJZ DEVELOPMENTS INC.</b> .....	\$2,800,000.00
1331 COMMERCE WAY	
▪ 1 storey warehouse building with mezzanine and office	
<b>2731824 ONTARIO INC.</b> .....	\$3,000,000.00
378 WOODALL WAY	
▪ Shell permit for 400'x225' 4-Unit storage building	

## 2021 BUILDING REPORT

---

<b>2790783 ONTARIO INC.</b> .....	\$1,300,000.00
221 WOODALL WAY	
▪ 1546.5 square meter multi-unit building	
<b>JJZ DEVELOPMENTS INC.</b> .....	\$125,000.00
454 INNOVATION WAY	
▪ Tenant finish for Greenline Hose and Fittings, Unit 4	
<b>TOYOTA MOTOR MANUFACTURING CANADA</b> .....	\$1,550,000.00
1717 DUNDAS STREET	
▪ 739.53 square meter rail loading shelter	
<b>12629607 CANADA INC.</b> .....	\$70,000.00
181 WOODALL WAY	
▪ Tenant finish for truck sales, Unit 2	
<b>TOYOTA TSUSHO CANADA INC.</b> .....	\$74,000.00
270 BEARD'S LANE	
▪ Install freestanding racking in warehouse	
<b>ARCELOR MITTAL</b> .....	\$300,000.00
1400 COMMERCE WAY	
▪ Interior alterations for changeroom/washroom and office lab space	
<b>SIERRA CONSTRUCTION</b> .....	\$127,500.00
1193 DUNDAS STREET	
▪ Sitework, exterior parking lot including site services	
<b>VUTEQ CANADA INC.</b> .....	\$1,900,000.00
885 KEYES DRIVE	
▪ 10920 square foot Tech Center addition complete with 8540 square foot mezzanine	
<b>VIEWCON CONSTRUCTION LTD.</b> .....	\$500,000.00
1470 COMMERCE WAY	
▪ Foundation permit for 766.45 square meter building, Building A	
<b>VIEWCON CONSTRUCTION LTD.</b> .....	\$500,000.00
1470 COMMERCE WAY	
▪ Foundation permit for 836.13 square meter building, Building B	
<b>AL'S TRUCK AND TRAILER REPAIR</b> .....	\$275,000.00
204 BYSHAM PARK DRIVE	
▪ 1280 square foot service bay addition	

## 2021 BUILDING REPORT

---

<b>DAY &amp; ROSS INC.</b> .....	\$1,800,000.00
714880 OXFORD ROAD 4	
▪ Site servicing permit for 72700 square foot cross dock and offices	
<b>DAY &amp; ROSS INC.</b> .....	\$1,100,000.00
714880 OXFORD ROAD 4	
▪ Foundation Only permit for 72700 square foot cross dock and offices	
<b>1356923 ONTARIO INC.</b> .....	\$800,000.00
150 HOUSER'S LANE	
▪ 855 square meter warehouse with subsidiary office space	
<b>11855581 CANADA INC.</b> .....	\$3,000,000.00
465 GRIFFIN WAY	
▪ 3325 square meter printing plant and warehouse	
<b>2717225 ONTARIO INC.</b> .....	\$140,000.00
1193 DUNDAS STREET	
▪ Alteration for manufacturing shop with office, Unit B	
<b>11447556 CANADA INC.</b> .....	\$3,000,000.00
645 ATHLONE PLACE	
▪ Demo existing cross dock and construct 1450 square meter office	
<b>11447556 CANADA INC.</b> .....	\$1,500,000.00
645 ATHLONE PLACE	
▪ Renovation for existing office, repair garage, etc.	
<b>DAYMAC VENTURES LTD.</b> .....	\$1,500,000.00
1005 PATTULLO AVENUE	
▪ Shell permit for 866.25 square meter addition with mezzanine	
<b>BEARDS LANE DEVELOPMENTS INC.</b> .....	\$4,500,000.00
45 BEARD'S LANE	
▪ Alteration for 3816 square meter Fast Leaf Cannabis factory, Phase 2	
<b>STEEL TECHNOLOGIES</b> .....	\$55,000.00
217 BEARD'S LANE	
▪ Install new fire alarm system and panel	
<b>12456788 CANADA INC.</b> .....	\$450,000.00
45 BEARD'S LANE	
▪ Tenant finish for WillowLabs (Cannabis Extraction)	

**2021 BUILDING REPORT**

---

<b>JJZ DEVELOPMENTS INC.</b> .....	\$85,000.00
454 INNOVATION WAY	
▪ Tenant finish for Special Event Sales, Units 5 & 6	
<b>DAY &amp; ROSS INC.</b> .....	\$1,300,000.00
714880 OXFORD ROAD 4	
▪ Structural steel for 72700 square foot cross dock and offices	
<b>BLACK &amp; WHITE PROPERTY</b> .....	\$100,000.00
1149 COMMERCE WAY	
▪ Site servicing for future development of site	
<b>DAY &amp; ROSS INC.</b> .....	\$8,700,000.00
714880 OXFORD ROAD 4	
▪ 72700 square foot cross dock and offices	
<b>1319662 ONTARIO INC. (CAN-TARIO)</b> .....	\$750,000.00
941 JULIANA DRIVE	
▪ 371.6 square meter warehouse addition and offices	
<b>VIEWCON CONSTRUCTION LTD.</b> .....	\$100,000.00
1470 COMMERCE WAY	
▪ Tenant finish for Frontline Machinery	

**2021 BUILDING REPORT**

---

**INSTITUTIONAL**

<b>WOODSTOCK GENERAL HOSPITAL</b> .....	\$80,300.00
310 JULIANA DRIVE	
▪ Security vestibule at mental health entrance	
<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> .....	\$100,000.00
700 COLLEGE AVENUE	
▪ HVAC upgrades and AHU replacements	
<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> .....	\$70,000.00
59 ALGONQUIN ROAD	
▪ Replace existing heat pumps	
<b>SYED AHMED</b> .....	\$100,000.00
235 DUNDAS STREET	
▪ 3 new suites in existing building	
<b>WOODSTOCK GENERAL HOSPITAL TRUST</b> .....	\$500,000.00
333 ATHLONE AVENUE	
▪ Expanding and renovating existing rehab clinic	
<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> .....	\$250,000.00
65 AILEEN DRIVE	
▪ Washroom alteration in existing elementary school	
<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> .....	\$136,000.00
290 VICTORIA STREET NORTH	
▪ Parking lot and playground improvement	
<b>OXFORD COUNTY</b> .....	\$1,051,313.60
75 GRAHAM STREET	
▪ Renovation from office to child care facility	
<b>UPPER THAMES RIVER CONSERVATION AUTHORITY</b> .....	\$171,195.00
655 HIGHLAND DRIVE	
▪ Renovation to public washroom in Roth Park	

## **2021 BUILDING REPORT**

---

### **REPORT ON STAFF**

- Craig Wallace, Manager of Building & Facilities
- Lorraine Neal, Deputy Chief Building Official
- Luke Julian, Building Inspector
- Eric Boulard, Building Inspector
- Mike Donmoyer, Building Inspector
- Matt Fallowfield, Building Inspector
- Sarah Coyle, Building Technician
- Jordan Denobrega, Building Technician

Routine functions managed by this department during 2021 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