



**OFFICE OF THE
CITY ENGINEER**

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2019 ANNUAL BUILDING REPORT

For the fifth consecutive year, construction activity has increased to \$233 million from \$213 million in 2018. Residential construction values were the frontrunner once again making up for 56 percent of the total construction value for the year, while industrial construction followed at 30 per cent. Large construction projects include the industrial renovation at 275 Tecumseh Street for a cannabis facility, Hydro One operations centre at 462 Woodall Way, and a new medical office building at 645 Finkle Street. The number of construction permits issued in 2019 was 783 compared to 702 in 2018. The five and ten-year total construction value average was \$183 million and \$145 million respectively.

A positive increase was observed within the commercial sector for a total estimated construction value of \$27 million, up from last year's value of \$12.7 million. The larger projects included a new medical office building at 645 Finkle Street, a commercial office building at 763 Athlone Avenue and the new Honda dealership at 1242 Dundas Street with construction values of \$7.5 million, \$4.5 million and \$2 million respectively. The five and ten-year average for this sector is \$13.3 million and \$13.2 million respectively.

Construction activity in the industrial sector remains strong with a construction value of \$70.6 million from \$51.6 million in 2018. The notable projects include the renovations for a cannabis facility at 275 Tecumseh, the Hydro One operations center at 462 Woodall Way and Verduyn Tarps at 265 Beards Lane. Construction values of the former are \$38 million, \$17.3 million and \$4.5 million respectively. The five-year construction average is 40.2 million and the ten-year average value is \$31.7.

The institutional sector construction value increased to \$4 million from \$2.2 million in 2018. Construction projects included the City of Woodstock Parks Workshop on Springbank Avenue North, and two Thames Valley District School Board projects at Huron Park, which generated a construction value of \$0.9 million, \$0.8 million and \$0.6 million respectively. The five and ten-year average for the institutional sector is \$7.1 million and \$7 million respectively.

2019 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 sector construction value remains strong at \$132 million compared to \$146 million in 2018. The number of residential units constructed in 2019 was 380 compared to 634 dwelling units in 2018. Single family dwellings exhibited a construction value of \$54.8 million. The year was comprised of 141 single family dwellings, 42 semi-detached units, 25 apartment units and 172 row-housing units, totalling 380 units. The five and ten-year average for total units is 453 units and 361 units respectively. A total of \$7.2 million was spent renovating and improving our existing housing stock.

From the office of

Craig Wallace, C.E.T.
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2019 BUILDING REPORT

MONTHLY BREAKDOWN OF CONSTRUCTION PERMITS AND NUMBER OF BUILDING PERMITS ISSUED IN 2019

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	\$4,291,625.00	30	\$2,243,000.00	6	\$80,000.00	4	\$0.00	0	\$6,614,625.00	40
February	\$3,977,775.00	24	\$1,990,000.00	3	\$17,500.00	1	\$300,000.00	2	\$6,285,275.00	30
March	\$12,665,933.00	53	\$625,000.00	3	\$80,000.00	2	\$800,000.00	1	\$14,170,933.00	59
April	\$4,886,150.00	45	\$2,172,213.91	6	\$880,000.00	3	\$618,530.00	1	\$8,556,893.91	55
May	\$3,811,803.00	70	\$920,000.00	3	\$7,760,000.00	5	\$200,900.00	2	\$12,692,703.00	80
June	\$11,177,010.00	45	\$212,295.00	2	\$1,015,000.00	3	\$605,000.00	4	\$13,009,305.00	54
July	\$4,434,352.00	55	\$1,684,300.00	6	\$0.00	0	\$251,500.00	5	\$6,370,152.00	66
August	\$6,493,925.00	53	\$85,000.00	4	\$0.00	0	\$16,000.00	1	\$6,594,925.00	58
September	\$24,359,140.00	95	\$18,000.00	1	\$300,000.00	1	\$10,000.00	1	\$24,687,140.00	98
October	\$19,262,873.00	67	\$8,955,500.00	7	\$350,000.00	3	\$922,667.97	2	\$29,491,040.97	79
November	\$25,047,817.75	94	\$2,585,000.00	7	\$4,753,000.00	7	\$15,000.00	0	\$32,400,817.75	109
December	\$11,445,301.00	43	\$5,525,000.00	6	\$55,393,516.00	4	\$250,000.00	2	\$72,613,817.00	55
TOTALS	\$131,853,704.75	674	\$27,015,308.91	54	\$70,629,016.00	33	\$3,989,597.97	22	\$233,457,627.50	783

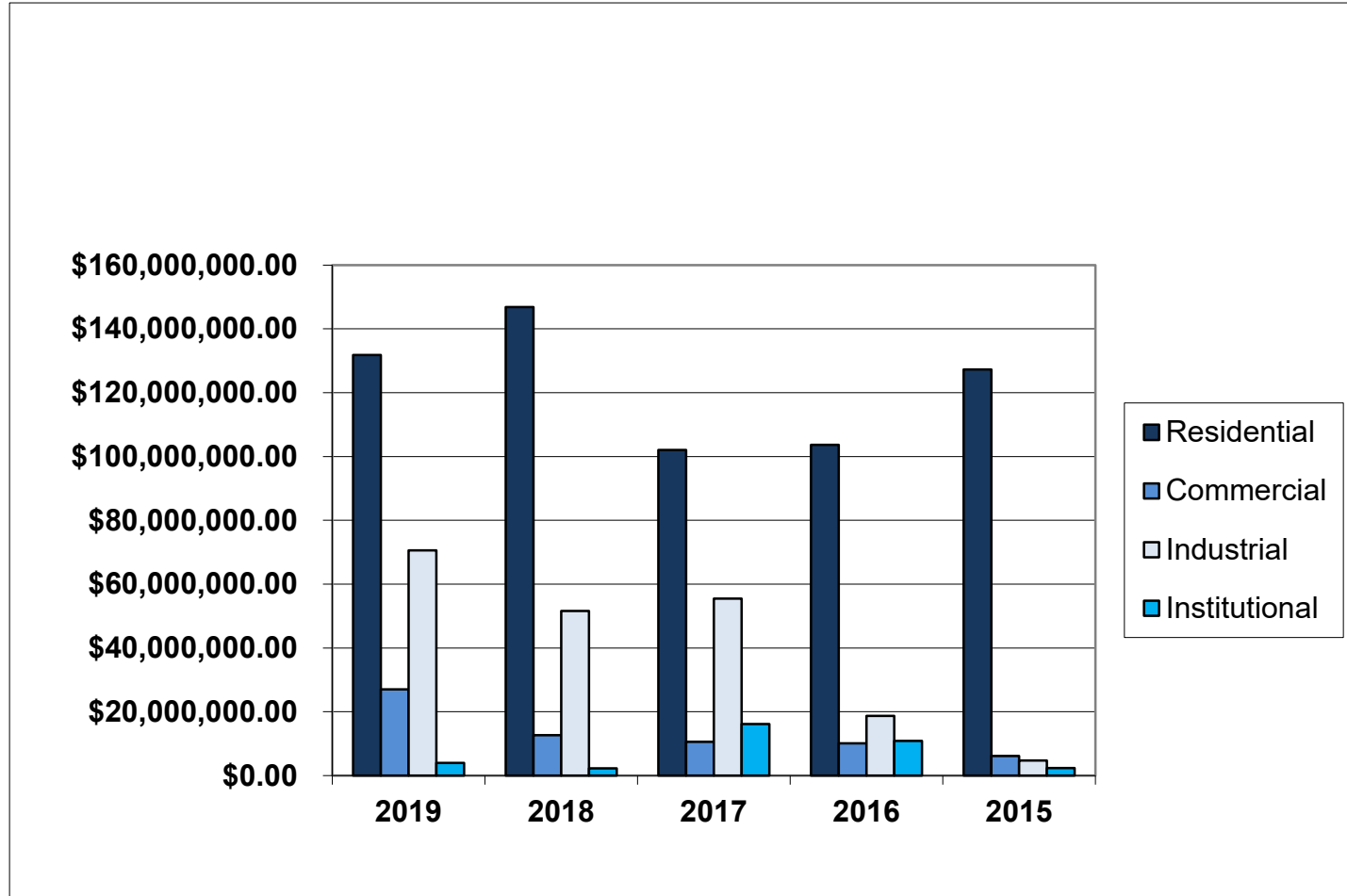
2019 BUILDING REPORT

2019 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	\$2,985,000.00	8	\$636,400.00	4	\$0.00	0	\$0.00	0	\$3,621,400.00	12
February	\$2,855,000.00	7	\$400,000.00	2	\$0.00	0	\$0.00	0	\$3,255,000.00	9
March	\$4,718,500.00	12	\$1,500,000.00	10	\$5,983,333.00	12	\$90,000.00	1	\$12,291,833.00	35
April	\$3,586,600.00	10	\$0.00	0	\$675,000.00	3	\$0.00	0	\$4,261,600.00	13
May	\$2,163,380.00	11	\$300,000.00	2	\$700,000.00	4	\$0.00	0	\$3,163,380.00	17
June	\$4,693,260.00	3	\$1,140,000.00	4	\$2,020,000.00	14	\$2,450,000.00	24	\$10,303,260.00	45
July	\$2,497,258.00	5	\$0.00	0	\$1,285,000.00	7	\$0.00	0	\$3,782,258.00	12
August	\$4,440,000.00	10	\$626,000.00	4	\$880,000.00	4	\$0.00	0	\$5,946,000.00	18
September	\$5,524,696.00	15	\$850,000.00	4	\$17,479,944.00	47	\$0.00	0	\$23,854,640.00	66
October	\$6,328,600.00	15	\$400,000.00	4	\$11,745,978.00	28	\$0.00	0	\$18,474,578.00	47
November	\$6,493,000.00	21	\$1,430,000.00	8	\$16,687,465.00	46	\$0.00	0	\$24,610,465.00	75
December	\$8,574,800.00	24	\$0.00	0	\$2,500,001.00	7	\$0.00	0	\$11,074,801.00	31
Total Construction Value	\$54,860,094.00	141	\$7,282,400.00	42	59,956,721.00	172	\$2,540,000.00	25	\$124,639,215.00	380

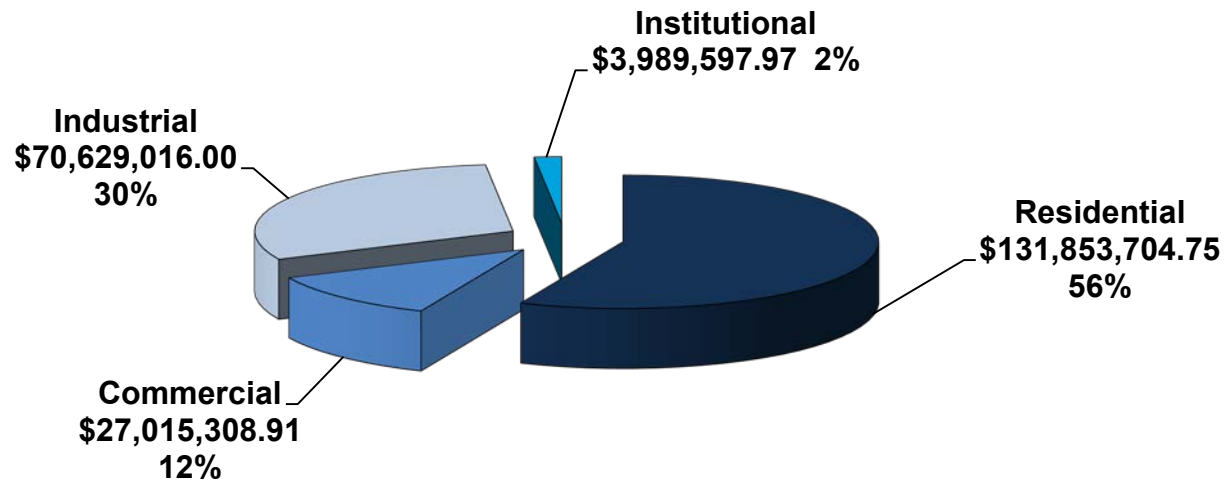
2019 BUILDING REPORT

2019 Building Activity – Five Year Construction Comparison



2019 BUILDING REPORT

2019 Building Permit Values



2019 BUILDING REPORT

Value of Building Permits and Number of Building Permits Issued

Year	Construction Value \$	No. of Permits
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
2009	\$81,291,536.00	531

2019 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

1904969 ONTARIO LTD.	\$50,000.000
510 NORWICH AVENUE	
▪ Interior alterations to existing 6-storey motel building	
2637040 ONTARIO INC	\$150,000.00
408 DUNDAS STREET	
▪ Interior alterations to existing office building	
2286698 ONTARIO INC.	\$2,000,000.00
1242 DUNDAS STREET	
▪ Building shell for new 1,992m ² . Honda Dealership	
TRIPLE D & B HOLDINGS INC.	\$1,800,000.00
99 MONTCLAIR DRIVE	
▪ 823m ² recreational vehicle dealership	
1841434 ONTARIO INC.	\$160,000.00
971 DUNDAS STREET	
▪ Interior alterations to Good Beginnings office	
SPINA & LOEWITH	\$450,000.00
45 METCALF STREET	
▪ Addition of elevator and exit stairs to existing building	
2511222 ONTARIO INC.	\$150,000.00
805 VANSITTART AVENUE	
▪ Interior finishes to existing commercial building	
INDWELL COMMUNITY HOMES	\$136,973.91
373 BLOSSOM PARK ROAD	
▪ Solar panel installation	
SIERRA CONSTRUCTION	\$4,500,000.00
763 ATHLONE AVENUE	
▪ 2-storey commercial building	
KINGSMEN HOMES	\$100,000.00
870 QUEENSTON BOULEVARD	
▪ Tenant finishes for Kingsmen office	
1353689 ONTARIO INC.	\$500,000.00
1175 DUNDAS STREET	
▪ New construction and alterations for Wendy's Restaurant	

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BERKSHIRE DEVELOPMENTS CORPERATION.	\$285,000.00
537 NORWICH AVENUE	
▪ Tenant finishes for Starbucks	
2286698 ONTARIO INC.	\$1,100,000.00
1242 DUNDAS STREET	
Full permit for 1,992m ² vehicle dealership	
THAMES DEVELOPMENTS INC.	\$150,000.00
870 QUEENSTON BOULEVARD	
▪ Foundation for 958m ² single storey commercial plaza	
1841950 ONTARIO INC.	\$200,000.00
529 DUNDAS STREET	
▪ Alterations for 2 nd storey commercial building façade work.	
251590 ONTARIO INC.	\$550,000.00
801 DUNDAS STREET	
▪ Construction of 450m ² commercial plaza	
VIEWCON CONSTRUCTION	\$650,000.00
1240 COMMERCE WAY	
▪ 1-storey heavy vehicle repair shop	
STARBANK DEVELOPMENTS	\$250,000.00
427 NORWICH AVENUE	
▪ Alterations to existing Swiss Chalet restaurant	
2236980 ONTARIO INC 188.	\$182,000.00
77 FINKLE STREET	
▪ Interior alterations for new medical office building	
THAMES DEVELOPMENTS INC.	\$250,000.00
870 QUEENSTON BOULEVARD	
▪ Structural steel for 958m ² commercial plaza	
STARBANK DEVELOPMENTS	\$130,100.00
387 NORWICH AVENUE	
▪ Tenant finishes for new Sherwin Williams Paint Store	
STARBANK DEVELOPMENTS.	\$370,000.00
419 NORWICH AVENUE	
▪ Alterations for new Libro Credit Union	
1767320 ONTARIO INC 470.	\$881,000.00
504 ATHLONE AVENUE	
▪ Site servicing/foundations for new 2562m ² medical building	

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MW & CO REALTY II INC.	\$650,000.00
1321 DUNDAS STREET	
▪ Renovation of existing retail into offices	
KRS HOLDINGS	\$50,000.00
714983 OXFORD ROAD 4	
▪ Demolition of 2 commercial buildings	
JANOWSKI DENTISTRY PROFESSIONAL CORP.	\$600,000.00
312 DUNDAS STREET	
▪ Interior alterations for new dental office	
2647680 ONTARIO INC	\$7,500,000.00
645 FINKLE STREET	
▪ 256m ² new medical office building	
2286698 ONTARIO INC	\$150,000.00
1252 DUNDAS STREET	
▪ Parking lot and associated site services	
2118230 ONTARIO LIMITED 1186	\$100,000.00
523 NORWICH AVENUE	
▪ Alterations for Expedia Cruise Ship Centre	
BERKSHIRE DEVELOPMENTS	\$1,260,000.00
547 NORWICH AVENUE	
▪ One-storey multi-unit commercial building	
BERKSHIRE DEVELOPMENTS	\$520,000.00
537 NORWICH AVENUE	
▪ One-storey multi-unit commercial building	
2515950 ONTARIO INC	\$80,000.00
801 DUNDAS STREET	
▪ Interior alterations for convenience store	
ODUMODU JOSIAH	\$75,000.00
805 VANSITTART AVENUE	
▪ Interior alterations for new pharmacy use	
WOODSTOCK HYUNDAI	\$500,000.00
1030 DUNDAS STREET	
▪ Interior and exterior alterations to dealership	
ODUMODU JOSIAH	\$50,000.00
357 DUNDAS STREET	
▪ Alterations for change of use to mercantile	

2019 BUILDING REPORT

KRS HOLDINGS \$125,000.00

714983 OXFORD ROAD 4

- 814sf washroom for card lock building

INDUSTRIAL

CONTRANS CORPORATION \$50,000.00

1179 RIDGEWAY ROAD

- Site alterations for erosion control

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

224 BEARDS LANE

- Construction of concrete bunkers

PRODIGY POWER INC...... \$700,000.00

139 HOUSERS LANE

- Shell for 838m² industrial manufacturing building

VIEWCON CONSTRUCTION \$50,000.00

1240 COMMERCE WAY

- Site servicing for future industrial building

1426614 ONTARIO INC \$130,000.00

265 BEARDS LANE

- Site servicing for 5157m² manufacturing building

AGROPUR COOPERATIVE..... \$55,000.00

478 INDUSTRIAL AVENUE

- Alterations to repair existing sanitary service

1426614 ONTARIO INC...... \$4,495,000.00

265 BEARDS LANE

- 5,157m² manufacturing plant

ONTARIO MARIJUANA GROWERS..... \$3,150,000.00

275 TECHUMSEH STREET

- Site servicing, shell permit for medical marijuana manufacturing facility

BLACK AND WHITE PROPERTY MANAGEMENT..... \$900,000.00

414 BEARDS LANE

- 1499m² single-storey shell addition

TOYOTA MOTOR MANUFACTURING FACILITY...... \$100,000.00

714106 OXFORD ROAD 4

- Installation of new sanitary sump system

JJZ DEVELOPMENTS INC. \$300,000.00

454 INNOVATION WAY

- Foundations for new 9335m² industrial building

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VUTEQ CANADA INC. \$150,000.00

920 KEYES DRIVE

- Single stage fire alarm system

VUTEQ CANADA \$100,000.00

920 KEYES DRIVE

- 200sf entrance vestibule

2571565 ONTARIO INC...... \$100,000.00

525 BEARDS LANE

- New industrial building – building A

JJZ DEVELOPMENTS INC. \$100,000.00

454 INNOVATION WAY

- Tenant finishes for Tiltwall

TIGERCAT INTERNATIONAL INC...... \$3,000,000.00

1403 DUNDAS STREET

- Construction of 2,438m² office addition

DEJONG ENTERPRISES \$1,500,000.00

261 WOODALL WAY

- Site servicing for new truck terminal & facility

HUNET CORPORATION \$65,000.00

1309 DUNDAS STREET

- Foundations for dust collectors and kiln

BILL VAN HAEREN \$38,009,016.00

275 TECUMSEH STREET

- Interior alterations to marihuana processing facility

HYDRO ONE INC. \$17,300,000.00

462 WOODALL WAY

- One-storey hydro one operations centre

INSTITUTIONAL

THAMES VALLEY DISTRICT SCHOOL BOARD \$200,000.00

700 COLLEGE AVENUE

- Interior alterations for new barrier-free washroom

THAMES VALLEY DISTRICT SCHOOL BOARD \$100,000.00

900 CROMWELL STREET

- Interior alterations for new staff washroom

THAMES VALLEY DISTRICT SCHOOL BOARD \$800,000.00

900 CROMWELL STREET

- Interior alterations to existing secondary school

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THAMES VALLEY DISTRICT SCHOOL BOARD	\$618,530.00
900 CROMWELL STREET	
▪ HVAC/mechanical upgrades to existing secondary school	
THAMES VALLEY DISTRICT SCHOOL BOARD	\$120,900.00
745 HOUNSFIELD STREET	
▪ Upgrades to existing heating and boiler system	
LONDON & DISTRICT CATHOLIC SCHOOL BOARD	\$80,000.00
177 OXFORD STREET	
▪ Interior alterations for accessible washroom	
THAMES VALLEY DISTRICT SCHOOL BOARD	\$75,000.00
35 RIDDELL STREET	
▪ Removal of underground coal room	
THAMES VALLEY DISTRICT SCHOOL BOARD	\$420,000.00
410 HUNTER STREET	
▪ Interior alterations for new barrier-free washroom	
COUNTY OF OXFORD	\$100,000.00
410 BULLER STREET	
▪ Alterations to cell area for security upgrades to court house building	
VICTORIAN ORDER OF NURSES	\$200,000.00
715180 OXFORD ROAD 4	
▪ 11.5m ² front vestibule addition	
CITY OF WOODSTOCK	\$919,200.00
1019 SPRINGBANK AVENUE	
▪ 7,340m ² Parks and Recreation building	
WOODSTOCK GENERAL HOSPITAL	\$200,000.00
310 JULIANA DRIVE	
▪ Addition of trap priming stations	

2019 BUILDING REPORT

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 2019 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