



**OFFICE OF THE  
CITY ENGINEER**

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## **2025 ANNUAL BUILDING REPORT**

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Construction activity in 2025 has increased with total construction values at \$285.1 million in comparison to 2024 with \$225 million. For many years the residential construction value has led the various sectors, however, for 2025, the industrial construction value has surpassed the other sectors making up for 46 percent of the total construction value for the year, followed by residential construction at 40 per cent. Commercial construction is at 13 percent of the total construction value in 2025. Large construction projects include a new 12,650 square meter industrial building for Stubbe's Premix at 738 Alyea Street, a 11,672 square metre industrial building for Chugh Global Enterprises at 653 Alyea Street and two industrial buildings totalling 28,000 square meters for 214 Carson at 610 Alyea Street. The total number of building permits increased from 546 in 2024 to 710 in 2025, which represents a positive increase for total construction value of \$285.1 million. The five and ten-year total construction value average is \$236.7 million and \$220 million respectively.

The commercial sector construction value increased by 39 percent in 2025 for a total estimated value of \$37.9 million, from last year's value of \$27.2 million. The more significant projects included a Sierra Construction commercial development on Bond's Corner Road, a Sunray Group of Hotels renovation of the former Quality Inn at 580 Bruin Boulevard and a new commercial plaza at 371 Lakeview Drive with construction values of \$14 million, \$7 million, and \$1.8 million respectively. The five and ten-year average for the commercial sector is \$24.8 million and \$21.1 million respectively.

In 2025, the construction activity in the industrial sector continues to grow in value to \$130.5 million compared to the 2024 construction value of \$117.8 million. Notable projects include industrial buildings located in the newer City Industrial Park at 738 Alyea Street, 610 Alyea Street and 653 Alyea Street. These developments include a new Stubbe's Premix facility, another 214 Carson industrial development for Woodstock and a paper processing/distribution facility. Construction values of the former are \$36.6 million, \$15.9 million, and \$14.3 million respectively. The five-year construction average is \$87.6 million, and the ten-year average estimate is \$66.7 million.

The institutional construction sector value dropped sharply to \$4 million in 2025 compared to \$46.6 million in 2024. There were no major school board projects for Woodstock in 2025. Larger individual construction projects included a small addition at the New Apostolic Church, interior renovations for the retirement home at 265 Victoria Street North

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and a new splash pad located at Cowan Sportsplex, which generated construction values of \$500K, \$450K, and \$355K respectively. The five and ten-year average for the institutional sector is \$14.6 million and \$11.3 million respectively.

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 improved in 2025 to \$112.7 million from \$33 million in 2024. The total number of residential units constructed tripled in number from 143 dwelling units in 2024 to 422 dwelling units in 2025. Single detached dwellings generated a construction value of \$44.9 million. The total number of 422 dwelling units includes 134 single detached units, 9 semi-detached units, 151 row-housing units, 69 apartment units and 59 additional residential units (ARUs). The five and ten-year average for total units is 345 units and 391 units respectively. A total of \$7 million was spent renovating and improving our existing housing sector.

From the office of

**Craig Wallace, C.E.T.**  
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## 2025 ANNUAL BUILDING REPORT

### MONTHLY BREAKDOWN OF CONSTRUCTION PERMITS AND NUMBER OF BUILDING PERMITS ISSUED IN 2025

| 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                         | \$1,637,500.00                 | 11                         | \$1,115,645.00                | 4                         | \$27,735,00.00                | 6                         | \$180,000.00                     | 1                            | \$30,668,145.00                  | 22                           |
| February                        | \$2,156,646.00                 | 22                         | \$1,165,000.00                | 4                         | \$2,000,000.00                | 1                         | \$180,000.00                     | 1                            | \$5,501,646.00                   | 28                           |
| March                           | \$6,528,120.00                 | 37                         | \$9,239,130.00                | 4                         | \$8,471,594.10                | 4                         | \$0                              | 0                            | \$24,238,844.10                  | 45                           |
| April                           | \$820,064.03                   | 27                         | \$543,625.00                  | 5                         | \$41,662,525.00               | 8                         | \$161,330.00                     | 2                            | \$43,187,544.03                  | 42                           |
| May                             | \$15,413,910.00                | 33                         | \$3,826,495.00                | 9                         | \$4,465,198.00                | 4                         | \$50,000.00                      | 1                            | \$23,755,603.00                  | 47                           |
| June                            | \$2,035,005.93                 | 22                         | \$400,000.00                  | 3                         | \$6,130,000.00                | 7                         | \$1,086,759.75                   | 6                            | \$9,651,765.68                   | 38                           |
| July                            | \$10,005,701.00                | 56                         | \$6,000.00                    | 1                         | \$17,167,442.90               | 7                         | \$218,211.00                     | 3                            | \$27,397,354.90                  | 67                           |
| August                          | \$10,194,215.87                | 67                         | \$350,000.00                  | 2                         | \$0                           | 0                         | \$355,000.00                     | 1                            | \$10,899,215.87                  | 70                           |
| September                       | \$15,758,436.23                | 74                         | \$15,345,340.00               | 13                        | \$135,000.00                  | 2                         | \$0                              | 0                            | \$31,238,776.23                  | 89                           |
| October                         | \$27,246,392.82                | 116                        | \$2,441,000.00                | 9                         | \$9,590,000.00                | 5                         | \$8,000.00                       | 1                            | \$39,285,392.82                  | 131                          |
| November                        | \$20,039,774.00                | 96                         | \$476,000.00                  | 5                         | \$5,900,000.00                | 3                         | \$780,000.00                     | 3                            | \$27,195,774.00                  | 107                          |
| December                        | \$885,785.89                   | 12                         | \$2,973,000.00                | 7                         | \$7,225,000.00                | 3                         | \$1,000,000.00                   | 2                            | \$12,083,785.89                  | 24                           |
| <b>Total Construction Value</b> | <b>\$112,721,551.77</b>        | <b>573</b>                 | <b>\$37,881,235.00</b>        | <b>66</b>                 | <b>\$130,481,760.00</b>       | <b>50</b>                 | <b>\$4,019,300.75</b>            | <b>21</b>                    | <b>\$285,103,847.52</b>          | <b>710</b>                   |

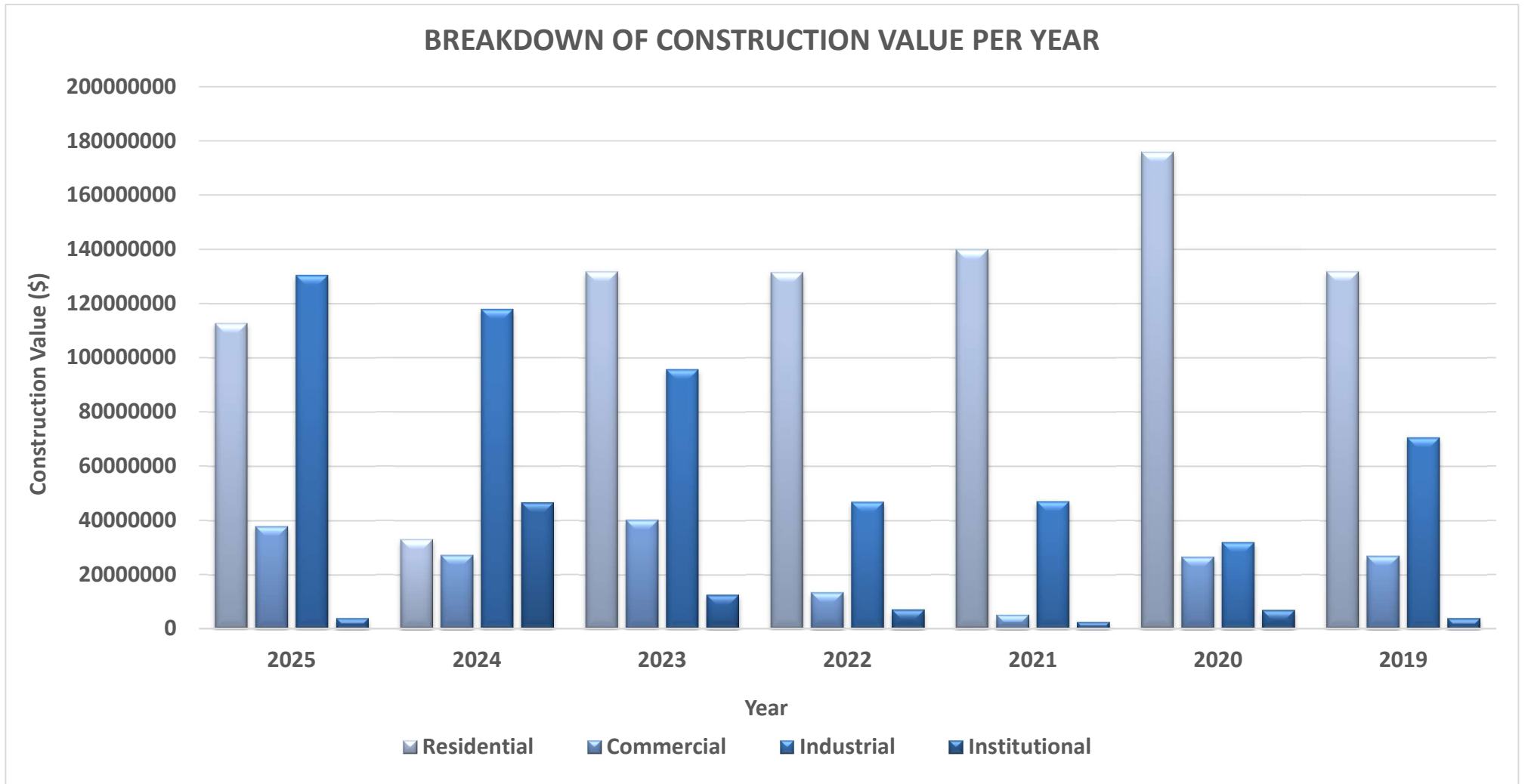
## 2025 ANNUAL BUILDING REPORT

### 2025 RESIDENTIAL CONSTRUCTION VALUE AND NUMBER OF UNITS

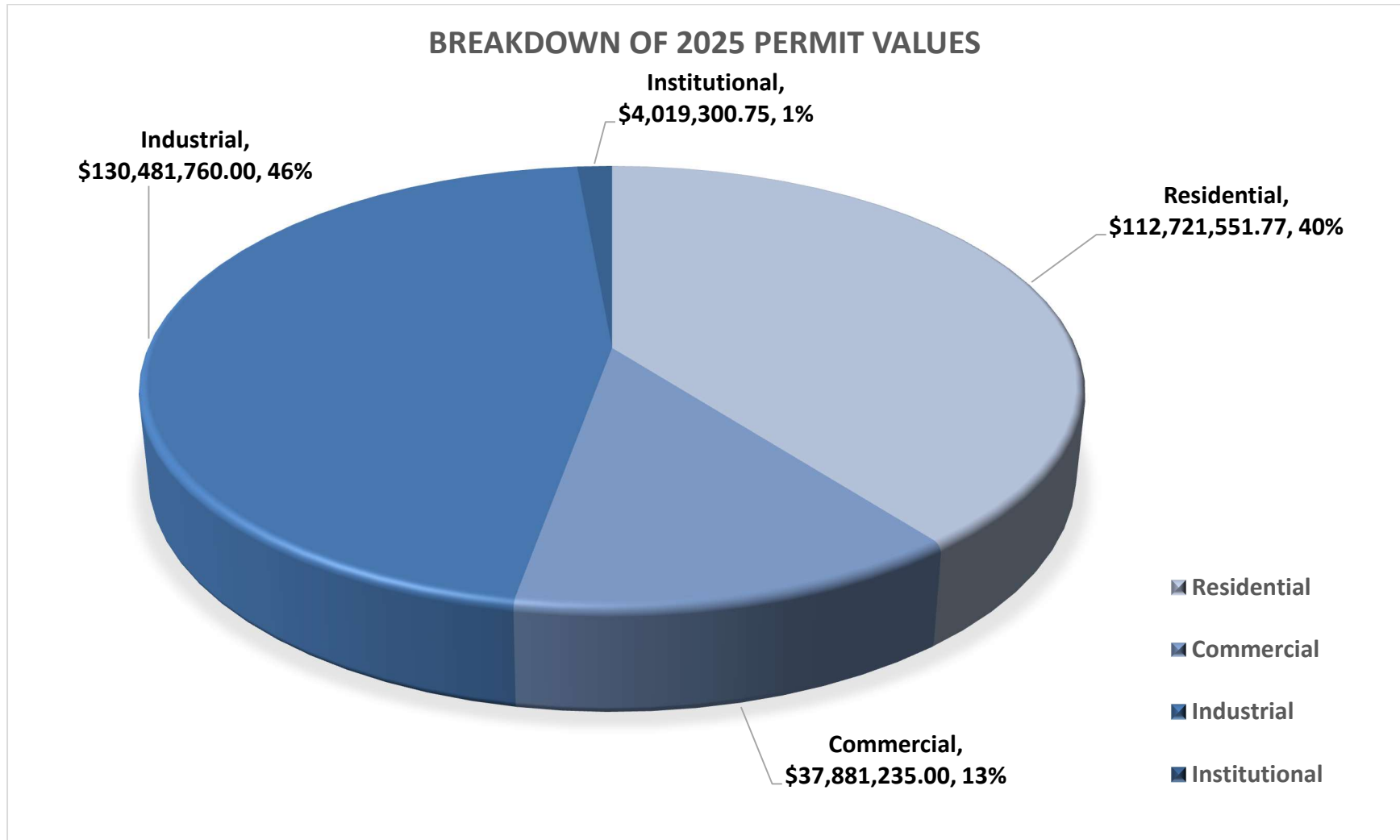
| Month                           | Single Family Construction Value | No. of Single-Family Units | Semi-Detached Construction Value | No. of Semi-Detached Units | Row Housing Construction Value | No. of Row Housing Units | Apartment Construction Value | No. of Apartment Units | ARU Construction Value | No. of ARU Units | Total Monthly Construction Value | Total Monthly Units |
|---------------------------------|----------------------------------|----------------------------|----------------------------------|----------------------------|--------------------------------|--------------------------|------------------------------|------------------------|------------------------|------------------|----------------------------------|---------------------|
| January                         | \$1,276,000.00                   | 2                          | \$0                              | 0                          | \$0                            | 0                        | \$0                          | 0                      | \$300,000.00           | 4                | \$1,576,000.00                   | 6                   |
| February                        | \$1,764,560.00                   | 4                          | \$0                              | 0                          | \$0                            | 0                        | \$50,000.00                  | 1                      | \$223,186.00           | 8                | \$2,037,746.00                   | 13                  |
| March                           | \$975,000.00                     | 3                          | \$1,300,000.00                   | 3                          | \$3,600,000.00                 | 12                       | \$0                          | 0                      | \$431,000.00           | 15               | \$6,306,000.00                   | 33                  |
| April                           | \$300,000.00                     | 1                          | \$0                              | 0                          | \$0                            | 0                        | \$0                          | 0                      | \$145,000.00           | 5                | \$445,000.00                     | 6                   |
| May                             | \$1,400,000.00                   | 2                          | \$0                              | 0                          | \$0                            | 0                        | \$13,037,000.00              | 50                     | \$225,000.00           | 4                | \$14,662,000.00                  | 56                  |
| June                            | \$300,000.00                     | 1                          | \$0                              | 0                          | \$0                            | 0                        | \$915,000.00                 | 10                     | \$198,100.00           | 3                | \$1,413,100.00                   | 14                  |
| July                            | \$7,551,360.00                   | 19                         | \$0                              | 0                          | \$1,605,720.00                 | 5                        | \$0                          | 0                      | \$0                    | 0                | \$9,157,080.00                   | 24                  |
| August                          | \$0                              | 0                          | \$670,000.00                     | 2                          | \$8,610,720.00                 | 33                       | \$0                          | 0                      | \$218,200.00           | 4                | \$9,498,920.00                   | 39                  |
| September                       | \$1,024,160.00                   | 2                          | \$570,000.00                     | 2                          | \$11,585,262.00                | 37                       | \$0                          | 0                      | \$85,000.00            | 3                | \$13,264,422.00                  | 44                  |
| October                         | \$13,772,840.00                  | 42                         | \$0                              | 0                          | \$12,306,330.00                | 54                       | \$450,000.00                 | 8                      | \$179,000.00           | 4                | \$26,708,170.00                  | 108                 |
| November                        | \$16,522,640.00                  | 58                         | \$0                              | 0                          | \$2,832,410.00                 | 10                       | \$0                          | 0                      | \$382,500.00           | 6                | \$19,737,550.00                  | 74                  |
| December                        | \$0                              | 0                          | \$740,000.00                     | 2                          | \$0                            | 0                        | \$0                          | 0                      | \$75,000.00            | 3                | \$815,000.00                     | 5                   |
| <b>Total Construction Value</b> | <b>\$44,886,560.00</b>           | <b>134</b>                 | <b>\$3,280,000.00</b>            | <b>9</b>                   | <b>\$40,540,442.00</b>         | <b>151</b>               | <b>\$14,452,000.00</b>       | <b>69</b>              | <b>\$2,461,986.00</b>  | <b>59</b>        | <b>\$105,620,988.00</b>          | <b>422</b>          |

## 2025 ANNUAL BUILDING REPORT

### 2025 BUILDING ACTIVITY – FIVE YEAR CONSTRUCTION COMPARISON



2025 BUILDING PERMIT VALUES



## 2025 ANNUAL BUILDING REPORT

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

| Year | Construction Value \$ | No. of Permits |
|------|-----------------------|----------------|
| 2025 | \$285,103,847.52      | 710            |
| 2024 | \$224,677,835.79      | 546            |
| 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            |

## 2025 ANNUAL BUILDING REPORT

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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

**WOODSTOCK VETERINARY HOSPITAL PROFESSIONAL CORP.**..... \$50,000.00  
866 NELLIS STREET

- Interior Renovation – Veterinary Clinic (140sq.m)

**247058 ONTARIO INC. (BARNYARD RESTAURANT)** ..... \$50,000.00  
559 DUNDAS STREET

- Interior Renovation – Repair Kitchen Exhaust System

**THE TORONTO DOMINION BANK**..... \$985,645.00  
417 NORWICH AVENUE

- Interior Fit-up – 597sq.m Bank

**VIEWCON CONSTRUCTION LTD.** ..... \$65,000.00  
45 LANSLOWNE AVENUE

- Construct 434.1sq.m. Commercial Building - Site Servicing Only

**1904969 ONTARIO LTD.**..... \$200,000.00  
510 NORWICH AVENUE

- Install Rooftop Solar Collector

**WOODSTOCK BUSINESS CENTRE INC.** ..... \$200,000.00  
200 MONTCLAIR DRIVE

- Interior Fit-up – 140sq.m Veterinary Clinic

**CAN-TARIO BIRCK & STONE** ..... \$700,000.00  
941 JULIANA DRIVE

- Construct 180sq.m Addition - Showroom

**VIEWCON CONSTRUCTION LTD.** ..... \$1,300,000.00  
45 LANSLOWNE AVENUE

- Construct 434.1sq.m Commercial Building – Office

**SUNRAY GROUP OF HOTELS** ..... \$7,000,000.00  
580 BRUIN BOULEVARD

- Interior Renovation – Hotel Candlewood/Holiday Inn

**WOODSTOCK BUSINESS CENTRE INC.**..... \$250,000.00  
200 MONTCLAIR DRIVE

- Interior Fit-up – 218sq.m Building ‘B’ Unit 4

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|   |                |
|---|----------------|
| <b>SMART CENTRES</b> .....  | \$689,130.00   |
| 493 NORWICH AVENUE  |                |
| ▪ Interior Renovation – 561.5sq.m Unit C0005                              |                |
| <b>DOLLAR TREE</b> .....  | \$383,625.00   |
| 575 NORWICH AVENUE  |                |
| ▪ Interior Fit-up – 791.91sq.m Retail Store                               |                |
| <b>NAJ’S PIZZA</b> .....  | \$50,000.00    |
| 423 DUNDAS STREET   |                |
| ▪ Interior Fit-up – 139sq.m Eating Establishment                          |                |
| <b>DOLLARAMA</b> .....  | \$90,000.00    |
| 236 SPRINGBANK AVENUE NORTH   |                |
| ▪ Interior Fit-up – 133sq.m Retail Store                                  |                |
| <b>OXFORD COUNTY COMMUNITY HEALTH CENTRE (SPINA &amp; LOEWITH INC.)</b>   |                |
| .....   | \$1,001,500.00 |
| 35 METCALF STREET   |                |
| ▪ Interior Renovations – 423sq.m Community Health Centre                  |                |
| <b>LCBO 794</b> .....   | \$1,200,000.00 |
| 493 NORWICH AVENUE  |                |
| ▪ Interior Fit-up – 552sq.m Retail Store                                  |                |
| <b>BROKERLINK (THE EFFORT TRUST COMPANY)</b> .....                        | \$165,000.00   |
| 959 DUNDAS STREET   |                |
| ▪ Interior Fit-up – 213sq.m   |                |
| <b>HALIBUT HOUSE FISH &amp; CHIPS (BERKSHIRE DEVELOPMENT CORPORATION)</b> |                |
| .....   | \$350,000.00   |
| 575 NORWICH AVENUE (UNIT 1)   |                |
| ▪ Interior Fit-up -188sq.m Eating Establishment                           |                |
| <b>GINO’S PIZZA (BERKSHIRE DEVELOPMENT CORPORATION)</b> .....             | \$150,000.00   |
| 575 NORWICH AVENUE (UNIT 2)   |                |
| ▪ Interior Fit-up - 95sq.m Eating Establishment                           |                |
| <b>POPEYES (BERKSHIRE DEVELOPMENT CORPORATION)</b> .....                  | \$75,000.00    |
| 575 NORWICH AVENUE (UNIT 5)   |                |
| ▪ Interior Fit-up - 130sq.m Eating Establishment                          |                |

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|---|----------------|
| <b>1252461 ONTARIO INC.</b> .....   | \$800,000.00   |
| 28 FINKLE STREET  |                |
| ▪ Interior & Exterior Renovation – 650sq.m Change of Use to Mixed Use Commercial/Residential (Phase 1 of 4) |                |
| <b>CULLIGAN WATER</b> .....   | \$250,000.00   |
| 200 MONTCLAIR DRIVE (UNIT 11 & 12)  |                |
| ▪ Interior Fit-up – 148sq.m Retail Store  |                |
| <b>VUTEQ CANADA INC.</b> .....  | \$100,000.00   |
| 920 KEYES DRIVE   |                |
| ▪ Exterior battery storage w/ Suppression System & Fire Alarm Zone  |                |
| <b>PEDI N NAILS</b> .....   | \$50,000.00    |
| 575 NORWICH AVENUE (BLDG 'G' – UNIT 4)  |                |
| ▪ Interior Fit-up – 118sq.m   |                |
| <b>BLUE EGG PROPERTIES INC. (UPPER THAMES BREWERY)</b> .....  | \$100,000.00   |
| 225 BYSHAM PARK DRIVE   |                |
| ▪ Interior Renovation – 222sq.m Expand pub into adjacent unit   |                |
| <b>TACO BOYZ</b> .....  | \$250,000.00   |
| 200 MONTCLAIR DRIVE   |                |
| ▪ Interior Fit-up – 140.53sq.m Eating Establishment   |                |
| <b>SIERRA CONSTRUCTION GROUP</b> .....  | \$7,000,000.00 |
| 43 BOND'S CORNER ROAD   |                |
| ▪ Construct 2,328sq.m Commercial Building 'A'   |                |
| <b>SIERRA CONSTRUCTION GROUP</b> .....  | \$7,000,000.00 |
| 43 BOND'S CORNER ROAD   |                |
| ▪ Construct 2,126sq.m Commercial Building 'B'   |                |
| <b>FORSHIRE GROUP INC.</b> .....  | \$50,000.00    |
| 533 DUNDAS STREET   |                |
| ▪ Interior Renovation & Install Exterior Stairs   |                |
| <b>SEABOARD TRANSPORT GROUP</b> .....   | \$250,000.00   |
| 95 BEARD'S LANE   |                |
| ▪ Site Servicing  |                |
| <b>OXFORD SAILING CLUB</b> .....  | \$300,000.00   |
| 221 PITTOCK PARK ROAD   |                |
| ▪ Replace Sailing Club House  |                |

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|---|----------------|
| <b>SHOPPERS DRUG MART</b> .....                             | \$480,000.00   |
| 959 DUNDAS STREET   |                |
| ▪ Interior Renovations – 100sq.m Retail Store               |                |
| <b>NOBLE PRIME SOLUTIONS LTD</b> .....                      | \$117,840.00   |
| 200 MONTCLAIR DRIVE   |                |
| ▪ Interior Fit-up – 140.53sq.m                              |                |
| <b>1000976656 ONTARIO INC</b> .....                         | \$1,800,000.00 |
| 371 LAKEVIEW DRIVE  |                |
| ▪ Construct 526.37sq.m 4-Unit Commercial Plaza              |                |
| <b>WALMART (SMART CENTRES)</b> .....                        | \$60,000.00    |
| 499 NORWICH AVENUE  |                |
| ▪ Install Floor Drain                                       |                |
| <b>HEALTHY CART (ROHIT SHARMA)</b> .....                    | \$90,000.00    |
| 43 BOND'S CORNER ROAD                                       |                |
| ▪ Interior Alterations – 134.13sq.m                         |                |
| <b>PROGRESSIVE CONSTRUCTION MANAGEMENT INC.</b> .....       | \$250,000.00   |
| 1000 DUNDAS STREET  |                |
| ▪ Interior Alterations – 504sq.m 3-unit Commercial Building |                |
| <b>BREANN GILLESPIE</b> .....                               | \$150,000.00   |
| 560 ATHLONE AVENUE  |                |
| ▪ Interior Alterations – 212sq.m Office Building            |                |
| <b>1001009393 ONTARIO INC</b> .....                         | \$200,000.00   |
| 535 MILL STREET   |                |
| ▪ Interior Fit-up – 400sq.m                                 |                |
| <b>1879582 ONTARIO LTD</b> .....                            | \$200,000.00   |
| 738 DUNDAS STREET   |                |
| ▪ Interior Fit-up – 140.53sq.m                              |                |
| <b>MADE YOUTH INC.</b> .....                                | \$60,000.00    |
| 200 MONTCLAIR DRIVE   |                |
| ▪ Interior Alterations – 182sq.m                            |                |
| <b>BREANN GILLESPIE</b> .....                               | \$150,000.00   |
| 560 ATHLONE AVENUE  |                |
| ▪ Convert to Office Building – Site Servicing               |                |

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**BERKSHIRE DEVELOPMENT** ..... \$1,100,000.00

547 NORWICH AVENUE

- Construct – 515sq.m Shell Eating Establishment (Mavericks Kitchen & Bar)

**1106056 ONTARIO INC.**..... \$50,000.00

535 MILL STREET

- Interior Renovations – 465sq.m Mechanical Work

**SMART CENTRES REIT** ..... \$1,600,000.00

499 NORWICH AVENUE

- Construct 558sq.m Commercial Building

**2571996 ONTARIO INC.**..... \$50,000.00

159 MAIN STREET

- Change of Use – 154sq.m Indoor Recreational

**EYES CANADA CHILD CARE INC.**..... \$500,000.00

200 MONTCLAIR DRIVE (UNIT 15 & 16)

- Interior Fit-out for 350sq.m Daycare Centre

**EYES CANADA CHILD CARE INC.**..... \$500,000.00

200 MONTCLAIR DRIVE (UNIT 14)

- Interior Fit-out for 372sq.m Daycare Centre

## INDUSTRIAL

**214 CARSON CO.** ..... \$750,000.00

610 ALYEA STREET

- Construct 12,048.55sq.m. Industrial Warehouse – Foundation Only

**OXFORD COUNTY**..... \$9,000,000.00

1074 LANSDOWNE AVENUE

- Construct Sewage Pumping Station

**VALO BIOMEDIA CANADA INC.**..... \$7,000,000.00

667 JACK ROSS AVENUE

- Construct 5,868sq.m. Pre-incubation Facility (Shell)

**DE JONG MANAGEMENT INC.**..... \$5,000,000.00

293 WOODALL WAY

- Construct 3,089.40sq.m. Office – Phase 2 (Shell)

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| <b>2608150 ONTARIO INC.</b> .....                                    | \$1,385,000.00 |
| 1377 COMMERCE WAY  |                |
| ▪ Site Servicing – Civil Permit Only                                 |                |
| <b>OXFORD COUNTY</b> .....   | \$4,600,000.00 |
| 565045 KARN ROAD   |                |
| ▪ Construct 123sq.m Booster Pumping Station – Post Disaster Building |                |
| <b>2742534 ONTARIO INC.</b> .....                                    | \$2,000,000.00 |
| 462 GRIFFIN WAY  |                |
| ▪ Construct 945.66sq.m Shell & Site Servicing                        |                |
| <b>LANGS BUS LINES LIMITED</b> .....                                 | \$300,000.00   |
| 59 LONGWORTH LANE  |                |
| ▪ Construct EV Charging Stations                                     |                |
| <b>214 CARSON CO.</b> .....  | \$7,500,000.00 |
| 610 ALYEA STREET   |                |
| ▪ Construct 12,078sq.m. Industrial Building                          |                |
| <b>KURI TEC CORPORATION</b> .....                                    | \$421,594.10   |
| 575 JACK ROSS AVENUE   |                |
| ▪ Install Industrial Racking   |                |
| <b>ACCUMETAL MANUFACTURING INC.</b> .....                            | \$250,000.00   |
| 1039 RIDGEWAY ROAD   |                |
| ▪ Interior Renovation – 162sq.m                                      |                |
| <b>NORTH AMERICAN STAMPING GROUP</b> .....                           | \$800,000.00   |
| 975 PATTULLO AVENUE  |                |
| ▪ Interior Renovation – 30sq.m New Fire Main & Pump Room             |                |
| <b>TOYOTA MOTOR MANUFACTURING CANADA INC.</b> .....                  | \$1,000,000.00 |
| 1717 DUNDAS STREET   |                |
| ▪ Construct 60sq.m New Storage Tank w/ Foundation & Piping           |                |
| <b>GENERAL MOTORS OF CANADA</b> .....                                | \$250,000.00   |
| 1401 PARKINSON ROAD  |                |
| ▪ Interior Renovation – 70sq.m Lobby                                 |                |
| <b>1000408649 ONTARIO INC.</b> .....                                 | \$1,000,000.00 |
| 125 BYSHAM PARK DRIVE  |                |
| ▪ Construct 445sq.m. Warehouse Addition                              |                |

## 2025 ANNUAL BUILDING REPORT

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| <b>STUBBE'S PROPERTY DEVELOPMENTS INC.</b> .....           | \$36,647,525.00 |
| 738 ALYEA STREET   |                 |
| ▪ Construct 12,646sq.m Structural Steel & Precast Building |                 |
| <b>2790783 ONTARIO INC.</b> .....                          | \$1,400,000.00  |
| 221 WOODALL WAY  |                 |
| ▪ Construct 1,546sq.m. Warehouse Addition                  |                 |
| <b>214 CARSON CO.</b> .....                                | \$550,000.00    |
| 610 ALYEA STREET   |                 |
| ▪ Construct New Retaining Wall                             |                 |
| <b>DE LONG MANAGEMENT INC.</b> .....                       | \$1,000,000.00  |
| 293 WOODALL WAY  |                 |
| ▪ Construct 844.50sq.m New Maintenance Shop                |                 |
| <b>2824513 ONTARIO INC.</b> .....                          | \$100,000.00    |
| 1249 SEAGRAVE ROAD   |                 |
| ▪ Interior Renovation – 74sq.m Lobby                       |                 |
| <b>RWF BRON (1377443 ONTARIO INC.)</b> .....               | \$3,215,198.00  |
| 873 DEVONSHIRE AVENUE                                      |                 |
| ▪ Construct 2,750sq.m One Storey Addition                  |                 |
| <b>WOODSTOCK FORD (MILLER'S RENTAL INC.)</b> .....         | \$150,000.00    |
| 196 BYSHAM PARK DRIVE                                      |                 |
| ▪ Interior Renovation – 270sq.m                            |                 |
| <b>TOYOTA MOTOR MANUFACTURING CANADA INC.</b> .....        | \$1,500,000.00  |
| 1717 DUNDAS STREET   |                 |
| ▪ Construct 110.50sq.m Addition – 5 Cross Dock Positions   |                 |
| <b>TOYOTA MOTOR MANUFACTURING CANADA INC.</b> .....        | \$150,000.00    |
| 1717 DUNDAS STREET   |                 |
| ▪ Interior Renovation – 16sq.m Universal Washroom          |                 |
| <b>VALO BIOMEDIA CANADA INC.</b> .....                     | \$2,000,000.00  |
| 667 JACK ROSS AVENUE                                       |                 |
| ▪ Interior Fit-up – 5,868sq.m                              |                 |
| <b>2499364 ONTARIO INC.</b> .....                          | \$2,340,000.00  |
| 448 GRIFFIN WAY  |                 |
| ▪ Site Servicing   |                 |

**2025 ANNUAL BUILDING REPORT**

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| <b>TOYOTA MOTOR MANUFACTURING CANADA INC.</b> .....      | \$100,000.00    |
| 1717 DUNDAS STREET                                       |                 |
| ▪ Install 27sq.m Bicycle Shelter                         |                 |
| <b>GREEN METALS CANADA</b> .....                         | \$250,000.00    |
| 224 BEARD'S LANE   |                 |
| ▪ Construct 18.58sq.m Scale Office Addition              |                 |
| <b>CHUGH GLOBAL ENTERPRISES INC.</b> .....               | \$14,302,442.90 |
| 653 ALYEA STREET   |                 |
| ▪ Construct 11,672sq.m One Storey Warehouse Addition     |                 |
| <b>TOYOTA MOTOR MANUFACTURING CANADA INC.</b> .....      | \$95,000.00     |
| 1717 DUNDAS STREET                                       |                 |
| ▪ Interior Renovation – 45sq.m                           |                 |
| <b>TOYOTA MOTOR MANUFACTURING CANADA INC.</b> .....      | \$200,000.00    |
| 1717 DUNDAS STREET                                       |                 |
| ▪ Interior Renovation – 152sq.m                          |                 |
| <b>SUNRISE POULTRY PROCESSORS LIMITED</b> .....          | \$2,000,000.00  |
| 700 ALYEA STREET   |                 |
| ▪ Site Servicing   |                 |
| <b>CANUCK INVESTMENT INC.</b> .....                      | \$300,000.00    |
| 1150 COMMERCE WAY  |                 |
| ▪ Parking Lot & Site Grading                             |                 |
| <b>TOYOTA MOTOR MANUFACTURING CANADA INC.</b> .....      | \$100,000.00    |
| 1717 DUNDAS STREET                                       |                 |
| ▪ Install New Dock Door w/ Construct 15sq.m Concrete Pad |                 |
| <b>TOYOTA MOTOR MANUFACTURING CANADA INC.</b> .....      | \$50,000.00     |
| 1717 DUNDAS STREET                                       |                 |
| ▪ Install 150sq.m Rail Building Septic System            |                 |
| <b>214 CARSON CO.</b> .....                              | \$1,268,000.00  |
| 610 ALYEA STREET   |                 |
| ▪ Construct 15,344sq.m. Warehouse – Foundations Only     |                 |
| <b>GRIFFIN WAY LTD.</b> .....                            | \$8,000,000.00  |
| 352 GRIFFIN WAY  |                 |
| ▪ Construct 4,639.60sq.m. Warehouse                      |                 |

## 2025 ANNUAL BUILDING REPORT

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**2864978 ONTARIO INC.**..... \$180,000.00

417 GRIFFIN WAY

- Interior Alterations – 1,364.90sq.m

**2864978 ONTARIO INC.**..... \$92,000.00

417 GRIFFIN WAY

- Install 263sq.m Storage Racking System

**TOYOTA MOTOR MANUFACTURING CANADA INC.**..... \$1,200,000.00

1717 DUNDAS STREET

- 13,000sq.m Yard Expansion

**CARGILL LTD.** ..... \$4,500,000.00

404 MAIN STREET

- 17,000sq.m Demolition

**214 CARSON CO.** ..... \$200,000.00

610 ALYEA STREET

- Construct 55.74sq.m Retaining Wall

**TOYOTA MOTOR MANUFACTURING CANADA INC.**..... \$100,000.00

1717 DUNDAS STREET

- Install Wall Mounted Fire Hydrant

**214 CARSON CO.** ..... \$7,100,000.00

610 ALYEA STREET

- Construct 15,300sq.m Warehouse Building 'B' – Shell Only

## INSTITUTIONAL

**CITY OF WOODSTOCK**..... \$180,000.00

707 HIGHLAND DRIVE

- Replace Existing 150sq.m Shade Structure & Footings

**CITY OF WOODSTOCK**..... \$180,000.00

221 PITTOCK PARK ROAD

- Replace Existing 120sq.m Shade Structure

**2025 ANNUAL BUILDING REPORT**

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|---|--------------|
| <b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> .....                | \$150,000.00 |
| 35 RIDDELL STREET   |              |
| ▪ Interior Alterations – 119sq.m Family Studies Classroom       |              |
| <b>LONDON CATHOLIC DISTRICT SCHOOL BOARD</b> .....              | \$50,000.00  |
| 355 PARKINSON ROAD  |              |
| ▪ Install Accessible Operator at Fire Doors                     |              |
| <b>NEW APOSTOLIC CHURCH CANADA</b> .....                        | \$500,000.00 |
| 45 CRONYN STREET  |              |
| ▪ Construct 37sq.m Addition of Elevator Area                    |              |
| <b>LONDON CATHOLIC DISTRICT SCHOOL BOARD</b> .....              | \$50,000.00  |
| 344 PARKINSON ROAD  |              |
| ▪ Install 68sq.m Portable Classroom                             |              |
| <b>GERI HEALTH HOME CARE INC.</b> .....                         | \$450,000.00 |
| 265 VICTORIA STREET NORTH                                       |              |
| ▪ Interior Alterations – Construct 29sq.m Second Floor Addition |              |
| <b>LONDON CATHOLIC DISTRICT SCHOOL BOARD</b> .....              | \$50,000.00  |
| 344 PARKINSON ROAD  |              |
| ▪ Install 68sq.m Portable Classroom                             |              |
| <b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> .....                | \$90,000.00  |
| 110 WINCHESTER STREET   |              |
| ▪ Parking Lot Expansion   |              |
| <b>CITY OF WOODSTOCK</b> .....                                  | \$88,211.00  |
| 245 VANSITTART AVENUE   |              |
| ▪ Demolition – Pool & Change House                              |              |
| <b>CITY OF WOODSTOCK</b> .....                                  | \$355,000.00 |
| 895 RIDGEWOOD DRIVE   |              |
| ▪ Construct 230sq.m Cowan Park Sportsplex Spray Pad             |              |
| <b>CITY OF WOODSTOCK</b> .....                                  | \$341,500.00 |
| 65 CLARKE STREET SOUTH  |              |
| ▪ Renovate 1,105sq.m Bus Wash                                   |              |
| <b>CITY OF WOODSTOCK</b> .....                                  | \$143,500.00 |
| 895 RIDGEWOOD DRIVE   |              |
| ▪ Install Back-up Generator                                     |              |

**2025 ANNUAL BUILDING REPORT**

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**CITY OF WOODSTOCK** ..... \$295,000.00  
192 OLD WELLINGTON STREET SOUTH  
▪ Interior Renovation – 96.60sq.m

## **2025 ANNUAL BUILDING REPORT**

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### **REPORT ON CURRENT STAFF**

- Craig Wallace, Chief Building Official
- Lorraine Neal, Deputy Chief Building Official
- Luke Julian, Building Inspector
- Arianna Hanna, Building Inspector
- Sarah Donmoyer, Building Inspector
- Joshua Wagler, Building Inspector
- Mike Tingley, Building Technician
- Nadia Arnous, Building Technician

Routine functions managed by this department during 2025 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

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