

To: David Creery, Chief Administrative Officer
From: Craig Wallace, Manager of Building & Facilities
Re: 2024 ANNUAL BUILDING REPORT

AIM

To provide City Council with the 2024 Annual Building Report outlining construction activity for the year.

BACKGROUND

The Building Department compiles all permit and construction value information data for each year into an annual report. The report contains a year-to-year comparison over the past five years.

COMMENTS

The 2024 Annual Report follows as an attachment.

RECOMMENDATION

For City Council's information.

Authored by: Craig Wallace, Manager of Building & Facilities

Approved by: Harold deHaan, P.Eng., City Engineer

Approved by: David Creery, P.Eng., MBA, Chief Administrative Officer



**OFFICE OF THE
CITY ENGINEER**

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2024 ANNUAL BUILDING REPORT

Construction activity in 2024 has experienced a decrease with total construction values at \$225 million in comparison to 2023 with \$280 million. For many years the residential construction value has led the various sectors, however, for 2024, the industrial construction value has surpassed the other sectors making up for 52 percent of the total construction value for the year, followed by institutional construction at 21 per cent. Residential construction dropped from 47 percent to 15 percent of the total construction value in 2024. Large construction projects include a new 8,989 square meter public school at 717 Knights Lane, a 12,832 square metre industrial building for 214 Carson at 575 Jack Ross Avenue and a 20,695 square meter industrial building for Woodstock (401) Holdings at 670 Finkle Street. The total number of building permits dropped from 600 in 2023 to 546 in 2024, still maintaining a respectable total construction value of \$225 million. The five and ten-year total construction value average is \$229 million and \$206 million respectively.

The commercial sector construction value decreased by 33 percent in 2024 for a total estimated value of \$27.2 million, from last year's value of \$40.3 million. The more significant projects included a new Volkswagen dealership at 1479 Dundas Street, a new commercial plaza at 200 Montclair Drive, renovations to the Days Inn at 560 Norwich Avenue, and a new commercial plaza at 575 Norwich Avenue with construction values of \$6 million, \$4.8 million, \$4 million and \$4 million respectively. The five and ten-year average for the commercial sector is \$22.6 million and \$17.9 million respectively.

In 2024, the construction activity in the industrial sector continues to grow in value to \$117.8 million compared to the 2023 construction value of \$95.8 million. Notable projects included new industrial buildings at 670 Finkle Street and 575 Jack Ross and a new Soprema industrial building at 1550 Commerce Way. Construction values of the former are \$20 million, \$20 million, and \$15 million respectively. The five-year construction average is \$67.9 million, and the ten-year average estimate is \$54 million.

The institutional construction sector value increased to \$46.6 million in 2024 compared to \$12.6 million in 2023 including a notable construction value for the new Thames Valley District School at \$29.7 million located at 717 Knights Lane in north Woodstock. Other individual construction projects included the expansion and renovation at the South Gate Centre, interior renovations for the chemotherapy clinic at the Woodstock Hospital and an office expansion and renovation for the Public Works Department, which generated

2024 ANNUAL BUILDING REPORT

construction values of \$7.2 million, \$2.8 million, and \$1.9 million respectively. The five and ten-year average for the institutional sector is \$15 million and \$11.2 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 diminished in 2024 to \$33 million from \$132 million in 2023. The total number of residential units constructed in 2023 was 370 compared to 143 units in 2024. Single detached dwellings generated a construction value of \$7.2 million. The total number of 143 dwelling units included of 14 single detached units, 23 semi-detached units, 5 row-housing units, 14 apartment units and 87 additional residential units (ARUs). The five and ten-year average for total units is 365 units and 409 units respectively. A total of \$10.7 million was spent renovating and improving our existing housing sector.

From the office of

Craig Wallace, C.E.T.
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2024 ANNUAL BUILDING REPORT

MONTHLY BREAKDOWN OF CONSTRUCTION PERMITS AND NUMBER OF BUILDING PERMITS ISSUED IN 2024

| 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 | \$2,744,934.94 | 24 | \$5,650,000.00 | 4 | \$13,735,000.00 | 4 | \$2,915,000.00 | 2 | \$25,044,934.94 | 34 |
| February | \$4,629,382.18 | 36 | \$307,500.00 | 2 | \$25,000,000.00 | 2 | \$159,000.00 | 1 | \$30,095,882.18 | 41 |
| March | \$3,212,678.21 | 36 | \$5,282,500.00 | 10 | \$19,983,439.90 | 4 | \$262,548.00 | 1 | \$28,741,166.11 | 51 |
| April | \$1,863,232.33 | 39 | \$7,000,000.00 | 2 | \$21,767,642.00 | 5 | \$0 | 0 | \$30,630,874.33 | 46 |
| May | \$3,258,449.00 | 45 | \$270,000.00 | 2 | \$30,000.00 | 1 | \$36,990,359.90 | 5 | \$40,548,808.90 | 53 |
| June | \$1,188,459.00 | 41 | \$1,650,000.00 | 4 | \$1,620,995.00 | 6 | \$2,301,980.00 | 15 | \$6,761,434.00 | 66 |
| July | \$2,319,122.69 | 36 | \$1,182,500.00 | 7 | \$0 | 0 | \$457,483.00 | 4 | \$3,959,105.69 | 47 |
| August | \$1,962,647.00 | 40 | \$1,100,000.00 | 2 | \$1,366,000.00 | 2 | \$1,440,589.54 | 1 | \$5,869,236.54 | 45 |
| September | \$2,296,234.20 | 34 | \$300,000.00 | 4 | \$25,000.00 | 1 | \$1,931,273.00 | 2 | \$4,552,507.20 | 41 |
| October | \$2,632,100.00 | 43 | \$4,066,000.00 | 4 | \$9,521,320.00 | 6 | \$0 | 0 | \$16,219,420.00 | 53 |
| November | \$4,840,164.90 | 30 | \$275,001.00 | 4 | \$15,815,000.00 | 7 | \$0 | 0 | \$20,930,165.90 | 41 |
| December | \$2,089,300.00 | 20 | \$160,000.00 | 2 | \$8,925,000.00 | 5 | \$150,000.00 | 1 | \$11,324,300.00 | 28 |
| Total Construction Value | \$33,036,704.45 | 424 | \$27,243,501.00 | 47 | \$117,789,396.90 | 43 | \$46,608,233.44 | 32 | \$224,677,835.79 | 546 |

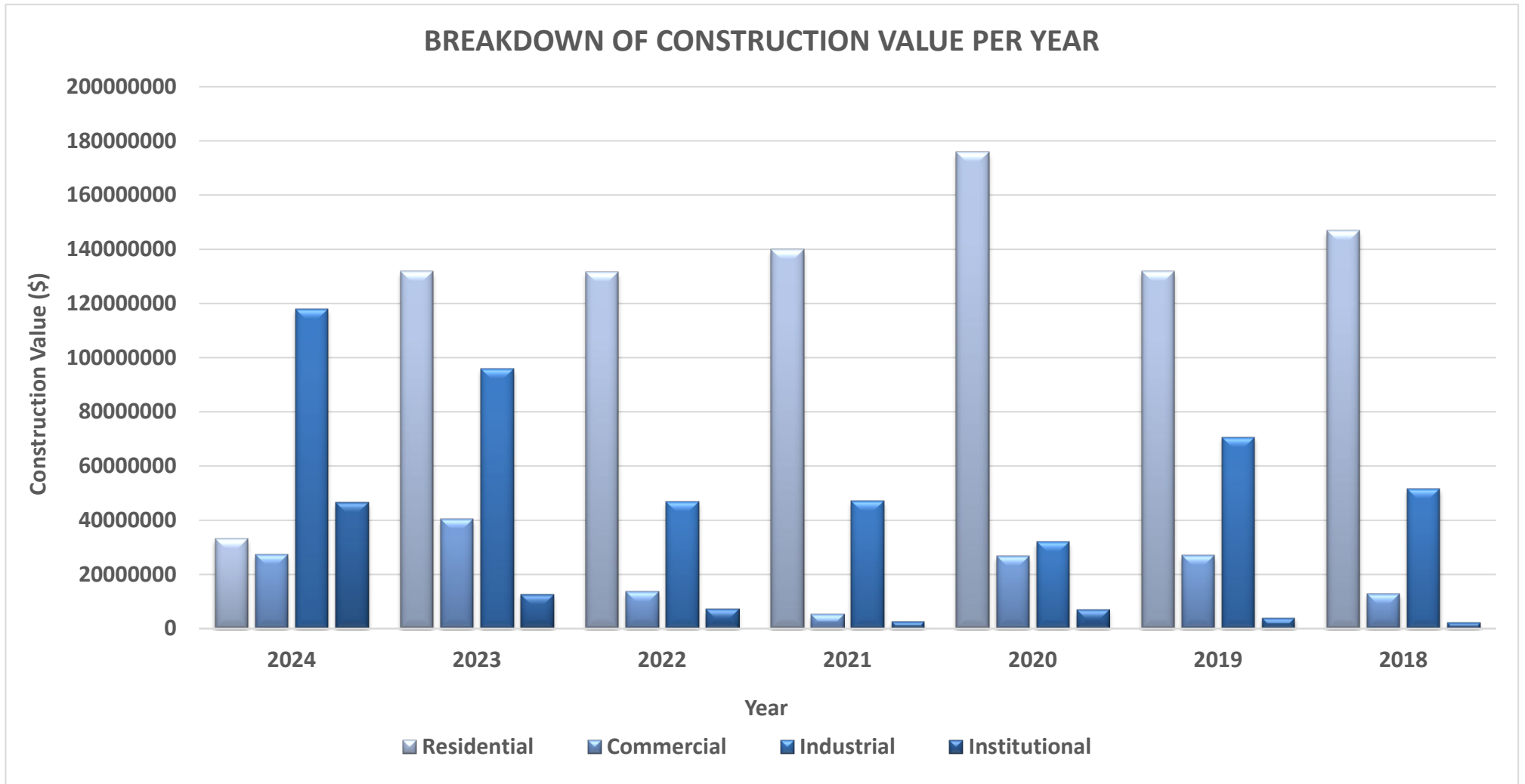
2024 ANNUAL BUILDING REPORT

2024 RESIDENTIAL CONSTRUCTION VALUE AND NUMBER OF UNITS

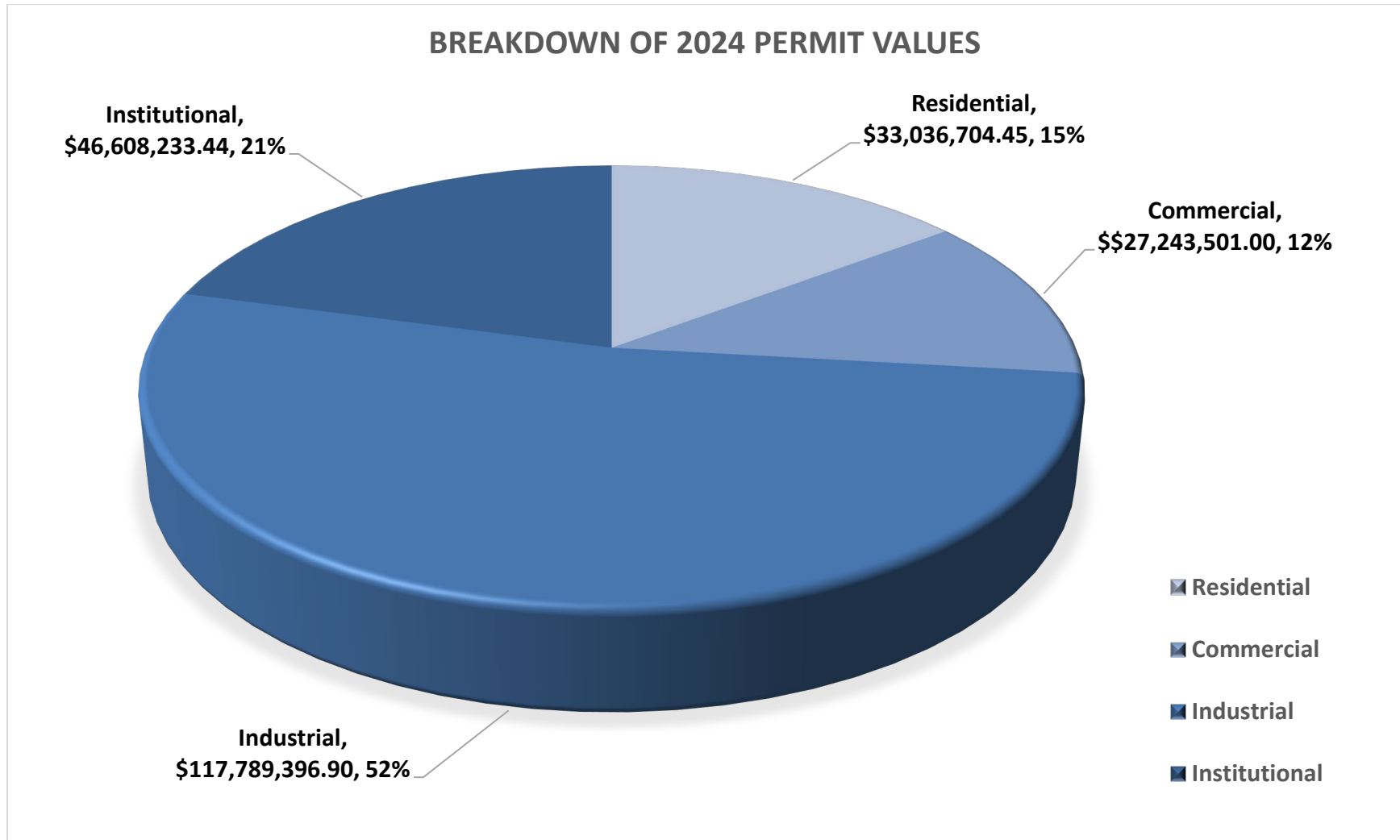
| Month | Single Family Construction Value | No. of Single-Family Units | Semi-Detached Construction Value | No. of Semi-Detached Units | Row Housing Construction Value | No. of Row Housing Units | Apartment Construction Value | No. of Apartment Units | ARU Construction Value | No. of ARU Units | Total Monthly Construction Value | Total Monthly Units |
|---------------------------------|----------------------------------|----------------------------|----------------------------------|----------------------------|--------------------------------|--------------------------|------------------------------|------------------------|------------------------|------------------|----------------------------------|---------------------|
| January | \$300,000.00 | 1 | \$0 | 0 | \$0 | 0 | \$1,000,000.00 | 8 | \$981,700.00 | 9 | \$2,281,700.00 | 18 |
| February | \$0 | 0 | \$2,205,000.00 | 8 | \$1,357,900.00 | 5 | \$0 | 0 | \$407,450.00 | 6 | \$3,970,350.00 | 19 |
| March | \$750,000.00 | 1 | \$815,000.00 | 3 | \$0 | 0 | \$0 | 0 | \$332,505.00 | 11 | \$1,897,505.00 | 15 |
| April | \$900,000.00 | 2 | \$0 | 0 | \$0 | 0 | \$0 | 0 | \$246,000.00 | 6 | \$1,146,000.00 | 8 |
| May | \$1,650,000.00 | 3 | \$750,000.00 | 4 | \$0 | 0 | \$100,000.00 | 1 | \$203,000.00 | 5 | \$2,703,000.00 | 13 |
| June | \$0 | 0 | \$0 | 0 | \$0 | 0 | \$0 | 0 | \$193,640.00 | 6 | \$193,640.00 | 6 |
| July | \$700,000.00 | 1 | \$560,000.00 | 2 | \$0 | 0 | \$0 | 0 | \$192,000.00 | 6 | \$1,452,000.00 | 9 |
| August | \$530,000.00 | 1 | \$0 | 0 | \$0 | 0 | \$0 | 0 | \$397,000.00 | 6 | \$927,000.00 | 7 |
| September | \$500,000.00 | 1 | \$700,000.00 | 2 | \$0 | 0 | \$130,000.00 | 1 | \$75,000.00 | 2 | \$1,405,000.00 | 6 |
| October | \$0 | 0 | \$570,000.00 | 2 | \$0 | 0 | \$30,000.00 | 1 | \$388,000.00 | 11 | \$988,000.00 | 14 |
| November | \$959,000.00 | 2 | \$0 | 0 | \$0 | 0 | \$2,000,000.00 | 3 | \$789,429.90 | 13 | \$3,748,429.90 | 18 |
| December | \$880,000.00 | 2 | \$500,000.00 | 2 | \$0 | 0 | \$0 | 0 | \$240,500.00 | 6 | \$1,620,500.00 | 10 |
| Total Construction Value | \$7,169,000.00 | 14 | \$6,100,000.00 | 23 | \$1,357,900.00 | 5 | \$3,260,000.00 | 14 | \$4,446,224.90 | 87 | \$22,333,124.90 | 143 |

2024 ANNUAL BUILDING REPORT

2024 BUILDING ACTIVITY – FIVE YEAR CONSTRUCTION COMPARISON



2024 BUILDING PERMIT VALUES



2024 ANNUAL BUILDING REPORT

VALUE OF BUILDING PERMITS AND NUMBER OF BUILDING PERMITS ISSUED

| Year | Construction Value \$ | No. of Permits |
|------|-----------------------|----------------|
| 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 |

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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 BUSINESS CENTRE INC. \$2,100,000.00

200 MONTCLAIR DRIVE

- Multi-Tenant Commercial Plaza (Building C – Shell).

WOODSTOCK BUSINESS CENTRE INC. \$2,700,000.00

200 MONTCLAIR DRIVE

- Multi-Tenant Commercial Plaza (Building B – Shell).

WOODSTOCK BUSINESS CENTRE INC. \$800,000.00

200 MONTCLAIR DRIVE

- New Office Building (Building D – Shell).

KONSTANTIN HOMES CORP. \$50,000.00

563 DUNDAS STREET

- Commercial Storefront & Residential Unit Renovations

VOLKSWAGEN WOODSTOCK \$300,000.00

1479 DUNDAS STREET

- Construct 1,371 sq.m. Commercial Building - Foundation & Site Servicing Only

COBS BREAD (2049133 ONTARIO INC.) \$350,000.00

860 DUNDAS STREET

- Interior Alterations

DREWLO HOLDINGS INC. \$350,000.00

1479 DUNDAS STREET

- Replace 5,060 sq.m. Parking Garage

LUMA HOLDINGS INC. (NICOL INSURANCE INC.) \$120,000.00

29 CLARKE STREET

- Change of use to Business & Personal Service & Interior Renovations

YOUNG STREET (WOODSTOCK) HOLDINGS INC. \$50,000.00

39 YOUNG STREET

- Construct New Canopy & Porch

BARNIM PROPERTY HOLDINGS \$278,500.00

1240 COMMERCE WAY

- Underpinning & Repair Existing Repair Garage

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| | |
|--|----------------|
| VOLKSWAGEN WOODSTOCK | \$90,000.00 |
| 1479 DUNDAS STREET | |
| ▪ Retaining Wall | |
| DAYS INN (2323419 ONTARIO INC.) | \$4,000,000.00 |
| 560 NORWICH AVENUE | |
| ▪ Interior & Exterior Renovations to Hotel | |
| STARBANK DEVELOPMENTS 1678 CORP. | \$1,000,000.00 |
| 419 NORWICH AVENUE | |
| ▪ Construct 604 sq.m.TD Bank | |
| VOLKSWAGEN WOODSTOCK | \$6,000,000.00 |
| 1479 DUNDAS STREET | |
| ▪ Construct 1,664 sq.m Motor Vehicle Dealership - Shell Building & Interior Fit-up | |
| KFC 2017 | \$250,000.00 |
| 670 DUNDAS STREET | |
| ▪ Interior Renovations to Eating Establishment | |
| TEMPO RESTAURANT | \$300,000.00 |
| 428 DUNDAS STREET | |
| ▪ Interior Renovations to Eating Establishment | |
| D DOLLAR PLUS & CONVENIENCE | \$50,000.00 |
| 870 QUEENSTON BOULEVARD | |
| • Interior Renovations | |
| BUCHOLTZ HOLDINGS | \$800,000.00 |
| 99 HOUSER'S LANE | |
| • Construct 557 sq.m. Commercial Rental Space – Building 'A' | |
| BUCHOLTZ HOLDINGS | \$500,000.00 |
| 99 HOUSER'S LANE | |
| • Construct 557 sq.m. Commercial Rental Space – Building 'B' | |
| WOODSTOCK VETERINARY HOSPITAL | \$1,000,000.00 |
| 51 CLARKE STREET (930 JAMES STREET) | |
| • Change of use to Veterinary Hospital | |
| 13780155 CANADA INC. | \$90,000.00 |
| 13 BROADWAY STREET | |
| • Change of use to Office | |

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2049133 ONTARIO INC. \$100,000.00
860 DUNDAS STREET

- Interior Renovation & Fit-Up – Woodstock Lake Dentistry

SPINA & LOEWITH INC. \$1,000,000.00
45 METCALF STREET

- Interior Renovation & Fit-Up – OMAFRA

TIM HORTONS \$250,000.00
857 DEVONSHIRE AVENUE

- Interior Renovation Including HVAC, Plumbing & Electrical

VANCE CONSTRUCTION \$4,000,000.00
575 NORWICH AVENUE

- Construct 2,035 sq.m. Commercial Plaza

BASARA PUNJABI KITCHEN & GRILL \$50,000.00
656 DUNDAS STREET

- Interior Renovation to Eating Establishment

HYD MECH GROUP LTD. \$120,000.00
1079 PARKINSON ROAD

- Interior Renovation to Create Office Space

661981 ONTARIO INC. \$135,000.00
1079 PARKINSON ROAD

- Interior Renovation & Tenant Fit-Up to Eating Establishment

WOODSTOCK VETERINARY HOSPITAL \$100,000.00
51 CLARKE STREET (930 JAMES STREET)

- Replace DCW Municipal Connection

1000679956 ONTARIO INC. \$60,000.00
368 DUNDAS STREET

- Replace DCW Municipal Connection

INDUSTRIAL

2682268 ONTARIO INC. \$285,000.00
333 WOODALL WAY

- Construct 5,320 sq.m. Industrial Warehouse (Phase 1).

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| | |
|---|-----------------|
| IPEX WOODSTOCK | \$200,000.00 |
| 353 GRIFFIN WAY | |
| ▪ Construct Pallet Racking. | |
| TOYOTA BOSHOKU | \$13,000,000.00 |
| 230 UNIVERSAL ROAD | |
| ▪ Construct 6,355 sq.m. expansion to Industrial Building (Shell). | |
| WOODSTOCK MEADOWS SUBDIVISION | \$250,000.00 |
| 745322 OXFORD ROAD 17 | |
| ▪ Construct 64 sq.m. Sanitary Pump Station – Control Building. | |
| 214 CARSON INC. | \$10,000,000.00 |
| 575 JACK ROSS BOULEVARD | |
| ▪ Construct 12,832 sq.m. Industrial Warehouse – Site Servicing Only | |
| SOPREMA | \$15,000,000.00 |
| 1550 COMMERCE WAY | |
| ▪ Construct 9,985 sq.m. Industrial Warehouse – Steel Structure Only | |
| PRE-CON PRECAST LTD. | \$5,000,000.00 |
| 1100 DUNDAS STREET | |
| ▪ Construct 15,135 sq.m. Precast Concrete Manufacturing Facility | |
| 214 CARSON INC. | \$10,000,000.00 |
| 575 JACK ROSS BOULEVARD | |
| ▪ Construct 12,832 sq.m. Industrial Warehouse | |
| 2682268 ONTARIO INC. | \$4,703,439.90 |
| 333 Woodall Way | |
| ▪ Construct 5,462 sq.m. Pre-engineered Industrial Building Addition | |
| COUNTY OF OXFORD | \$280,000.00 |
| 195 ADMIRAL STREET | |
| ▪ Renovate Washroom & Change Room | |
| WOODSTOCK (401) HOLDINGS INC. | \$20,000,000.00 |
| 670 FINKLE STREET | |
| ▪ Construct 20,695 sq.m. Industrial Warehouse | |
| PRE-CON PRECAST LTD. | \$1,661,642.00 |
| 1100 DUNDAS STREET | |
| ▪ Construct 447 sq.m. Concrete Batch Plant | |
| ARCELORMITTAL | \$50,000.00 |

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1400 COMMERCE WAY

- Construct Propane Storage Platform

VANCE CONSTRUCTION \$1,500,000.00

624 JACK ROSS AVENUE

- Construct 700 sq.m. Addition to Industrial Warehouse

GRIFFIN WAY LTD...... \$1,096,000.00

352 GRIFFIN WAY

- Construct 5,480 sq.m. Industrial Warehouse Shell – Phase 1

KYJO STEEL INC. \$270,000.00

140 BYSHAM PARK DRIVE

- Yard Expansion & New Storm Sewers

SIERRA CONSTRUCTION \$100,000.00

477 GRIFFIN WAY

- Interior Renovation for Tenant Fit Out – Unit 3

MELROSE INVESTMENTS \$2,071,320.00

1491 PARKINSON ROAD

- Construct 34,522 sq.m. Industrial Building ‘A’ Shell – Woodstock South

DE LONG MANAGEMENT INC. \$2,300,000.00

293 WOODALL WAY

- Construct Site Servicing, Footings & Foundations for Industrial Warehouse

STUBBE’S PROPERTY DEVELOPMENTS INC. \$450,000.00

738 ALYEA STREET

- Construct Site Servicing for Industrial Warehouse

VALO BIOMEDIA \$4,200,000.00

667 JACK ROSS AVENUE

- Construct Site Servicing, Footings & Foundations for Industrial Warehouse

TOYOTA BOSHOKU \$400,000.00

230 UNIVERSAL ROAD

- Construct New Asphalt, Structural for Overhead Door & Foundation Base

STIGTERSTAAL CANADA INC. \$6,000,000.00

737 ALYEA STREET

- Construct Site Servicing, Footings & Foundations for Industrial Warehouse

DE LONG MANAGEMENT INC. \$2,300,000.00

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293 WOODALL WAY

- Construct 3,593 sq.m. Industrial Warehouse Shell – Phase 1 Building ‘A’

STUBBE’S PROPERTY DEVELOPMENTS INC. \$600,000.00

738 ALYEA STREET

- Construct Footings & Foundations for 9,720 sq.m. Industrial Warehouse

HYDRO ONE NETWORKS INC. \$200,000.00

462 WOODALL WAY

- Construct Make Up Air Unit Catwalk

214 CARSON CO. \$1,000,000.00

610 ALYEA STREET

- Construct Site Services for 12,048 sq.m. Industrial Warehouse – Building ‘A’

THAMES RIVER HATCHERY \$5,000,000.00

1107 RIDGEWAY ROAD

- Construct 1,255 sq.m. Addition to Industrial Warehouse

STIGTERSTAAL CANADA INC. \$6,000,000.00

737 ALYEA STREET

- Construct 8,727 sq.m. Industrial Storage Warehouse

ACCUMETAL MANUFACTURING INC. \$2,000,000.00

1039 RIDGEWAY ROAD

- Construct 770 sq.m. Manufacturing Shop Expansion

TOYOTA MOTOR MANUFACTURING CANADA \$200,000.00

715032 OXFORD ROAD 4

- Replace 38 sq.m. Kiosk 1

214 CARSON CO. \$700,000.00

610 ALYEA STREET

- Construct Site Services for 15,344 sq.m. Industrial Warehouse – Building ‘B’

INSTITUTIONAL

WOODSTOCK HOSPITAL \$2,825,000.00

310 JULIANA DRIVE

- Interior renovations for Chemotherapy Clinic.

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|---|-----------------|
| WOODSTOCK HOSPITAL | \$90,000.00 |
| 310 JULIANA DRIVE | |
| ▪ Interior renovations for Endoscopy Reprocessing Rooms. | |
| CARESSANT CARE | \$159,000.00 |
| 81 FYFE AVENUE | |
| ▪ Interior renovations for Sprinkler Retrofit | |
| WOODSTOCK HOSPITAL | \$262,548.00 |
| 645 FINKLE STREET | |
| ▪ Interior finish and alter Doctor Office. | |
| THAMES VALLEY DISTRICT SCHOOL BOARD | \$29,680,000.00 |
| 717 KNIGHTS LANE | |
| ▪ Construct 8,989 sq.m. Public School | |
| CITY OF WOODSTOCK | \$100,469.90 |
| 192 OLD WELLINGTON STREET SOUTH | |
| ▪ Install New Bleachers (Southside Park) | |
| CITY OF WOODSTOCK | \$7,178,890.00 |
| 191 OLD WELLINGTON STREET S. | |
| ▪ Interior renovations and addition (South Gate Centre) | |
| LONDON CATHOLIC DISTRICT SCHOOL BOARD | \$400,000.00 |
| 1085 DEVONSHIRE AVENUE | |
| ▪ Install 2 new portable classrooms & relocate 6 portable classrooms on site. | |
| THAMES VALLEY DISTRICT SCHOOL BOARD | \$650,000.00 |
| 35 RIDDELL STREET | |
| ▪ Upgrade Boiler Plant | |
| LONDON CATHOLIC DISTRICT SCHOOL BOARD | \$50,000.00 |
| 344 Parkinson Road | |
| ▪ Install new portable classroom on site. | |
| THAMES VALLEY DISTRICT SCHOOL BOARD | \$719,000.00 |
| 59 ALGONQUIN ROAD | |
| ▪ Upgrade Corridor Ceilings & Electrical | |
| CITY OF WOODSTOCK | \$187,580.00 |
| 466 DUNDAS STREET | |
| ▪ Restore Cupola | |

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|---|----------------|
| THAMES VALLEY DISTRICT SCHOOL BOARD | \$285,900.00 |
| 900 CROMWELL STREET | |
| ▪ Upgrade 2 nd Floor Universal Washroom | |
| THAMES VALLEY DISTRICT SCHOOL BOARD | \$171,300.00 |
| 840 SLOANE STREET | |
| ▪ Construct Barrier Free Accessible Ramp, Landing & Stairs | |
| THAMES VALLEY DISTRICT SCHOOL BOARD | \$218,400.00 |
| 290 VICTORIA STREET | |
| ▪ Replace Roof Top Units | |
| CITY OF WOODSTOCK | \$1,440,589.54 |
| 347 FINKLE STREET | |
| ▪ Construct Community Pavillion, Spray-Pad & Playground | |
| CITY OF WOODSTOCK | \$1,921,273.00 |
| 944 JAMES STREET | |
| ▪ Construct 342 sq.m. Ground Floor Addition and renovations | |
| SUNFAIR LIVING RETIREMENT RESIDENCE INC. | \$150,000.00 |
| 265 VICTORIA STREET NORTH | |
| ▪ Alter foundation for underpinning | |

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REPORT ON CURRENT STAFF

- Craig Wallace, Manager of Building & Facilities
- 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 2024 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